

MAY 1956

VOLUME 2 - NUMBER 5

CONSTRUCTION REVIEW

C41.20/3

Featured in this issue . . .

RESIDENTIAL RENTS

- *Expenditures*
- *Starts*
- *Materials*
- *Awards*
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CONSTRUCTION REVIEW

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At a Glance

CONSTRUCTION ACTIVITY IN APRIL--New construction outlays rose seasonally in April to \$3.3 billion, bringing the 1956 first 4-month total to \$11.8 billion. Both amounts matched peaks set in 1955 for April and the 4-month period. Most of the April 1956 increase (9 percent) was due to seasonal gains in private residential building and highway construction. Although private residential building was 8 percent below last year's unprecedented level, highways established a new April record, as did office buildings, stores and other service buildings, and sewer and water facilities. Private industrial plant expansion was at a new high for any month.

HOUSING STARTS IN MARCH--The 23-percent March rise in nonfarm housing starts to 96,000, was less than the usual gain over February. The 94,400 privately owned units begun in March represented a seasonally adjusted annual rate of 1,140,000, the lowest in almost 2 years. Final estimates put the 1955 total at 1,328,900 units--percent ahead of 1954 and second only to the 1950 peak. Single-family housebuilding in 1955 broke all previous annual records, whereas rental-type starts (i.e., units in 2-or-more family structures) declined 6 percent from 1954 to the lowest level since 1947.

FHA-VA ACTIVITY IN MARCH--February-to-March gains were shown in housing started under both FHA and VA programs. FHA starts volume, however, was at the lowest March level in 7 years. VA starts compared favorably with all previous March totals except 1955. The FHA-VA share of total private starts was down to about 4 percent in both February and March, from the 50-percent-or-more ratio that prevailed in January and most 1955 months. Total first-quarter applications for FHA-insured mortgages on new homes was lower in 1956 than in any year since 1951, and was down a third from 1955. VA appraisal requests for the 1956 first quarter were more than 40 percent below January-March 1955.

NONFARM MORTGAGE RECORDINGS IN FEBRUARY--Although down fractionally from January, the total of nonfarm mortgages recorded in February (\$2.1 billion) was high in relation to any previous February. The 5-percent rise over February 1955 reflected increased lending by individuals and by commercial and mutual savings banks. Lending by savings and loan associations was at about the same rate as a year earlier but that for insurance companies was 10 percent lower.

BUILDING PERMIT ACTIVITY IN MARCH--The 28-percent March rise in building permit valuations was well below last year's 46-percent increase for the same month. However, the first-quarter total was about the same this year (\$4.1 billion) as in 1955. An 8-percent decline in the permit valuation for dwelling units (reflecting a 15-percent drop in the number of units for which permits were issued) was offset by substantial increases in most types of nonresidential building.

1955 BUILDING LOCATION IN METROPOLITAN AREAS--Except in the South, most building construction in metropolitan areas continued to take place outside of the central cities in 1955 (about two-thirds of the building-permit valuations). Among the major building types, housing was the most suburban, followed by industrial buildings, schools, stores, and gasoline and service stations. In contrast, new commercial garages and office buildings were concentrated in the central city core of metropolitan areas. Little change occurred between 1954 and 1955 in the distribution of metropolitan building-permit valuations as between the central cities and suburbs (for the total by type of building, or by broad geographic region). An exception was new office building, which was even more concentrated in 1955 than in 1954 in the central cities.

PUBLIC CONTRACT AWARDS IN FEBRUARY--The total value of public contract awards declined by 20 percent from the relatively high January figure to \$646 million in February--but remained above the year-ago level for the fourth successive month. The February decline chiefly reflected a smaller award volume for most types of State and local work, particularly schools, hospitals, sewerage systems, and electric power utilities. For some of these, awards had been extraordinarily high in January. The public contract award total for the first 2 months of 1956 (\$1.5 billion) was 41 percent higher than a year ago.

At a Glance

CONTRACTS AWARDED IN THE 37 EASTERN STATES IN MARCH--The value of contracts awarded in the 37 States east of the Rocky Mountains increased by a half-billion dollars in March to \$2.4 billion--a record for that month and the second highest figure for any month, being exceeded only by the \$2.6 billion awarded in May 1951. The 1956 first-quarter total of \$6.1 billion also sets a new record, surpassing the previous peak set last year by 17 percent. Residential awards this March, at \$1.1 billion, also reached a new monthly dollar level, although dwelling-unit volume was about the same as a year ago. Unlike building construction, which increased by almost 40 percent over February, engineering awards declined by 8 percent in March, but the first-quarter total for the latter group was still 40 percent ahead of last year's comparable quarter.

CONSTRUCTION COSTS IN MARCH--Construction costs rose slightly in March to a new high of 129.0 percent of the 1947-49 average, according to the Department of Commerce composite index. The March 1956 index was 5 percent above the level of a year ago, with all kinds of construction showing about the same relative increase--reflecting in part the almost steady rise in materials prices and the recent 6-percent increase in freight rates.

WHOLESALE PRICES OF BUILDING MATERIALS IN MARCH--The wholesale price index for all building materials rose slightly in March to a new high of 130.4. The increase resulted mainly from advances of about 1 to 2-1/2 points for various types of lumber, over 3 points for copper products, and 5 points for asphalt roofing. Increases were noted also for some hardware items and paint materials, whereas insulation materials showed a 3-point decline. Some of the March price rises, particularly in lumber, have been attributed indirectly to the new \$1 minimum wage.

UNION WAGE SCALES IN THE BUILDING TRADES, FIRST QUARTER 1956--Union wage scales in the building trades advanced slightly (0.7 percent) in the first quarter of 1956 to a \$2.96 average, or about 12 cents more than a year earlier. The latest increases affected a sixth of all unionized workers in the 7 trades covered in the 100-city survey. A fourth of the recent scale changes provided increases of 15 cents an hour, from the previous quarter. Among the individual trades, gains from a year ago ranged from 10 cents for bricklayers to 13 cents for electricians.

CONSTRUCTION MATERIALS OUTPUT IN FEBRUARY--The output of all construction materials except millwork was higher this February than a year ago. Reflecting the continued strength of heavy construction, iron and steel products showed the largest increase over February 1955 (37 percent). This group showed a greater than seasonal increase this February, as did millwork; paint, varnish, and lacquer; and asphalt products. However, the output indexes for other materials, including that for Portland cement, with the largest decrease from January (9 percent), showed normal declines for this time of the year. The February 1956 output indexes for lumber and wood products; paint, varnish, and lacquer; Portland cement; iron and steel; and clay construction products were at new peaks for the month.

CONTRACT CONSTRUCTION EMPLOYMENT IN MARCH--The number of workers on contractors' payrolls advanced seasonally in March 1956 to 2,316,000--about 60,000 above the March 1955 level. State data available through February show that in a large majority of States, contract construction employment was relatively unchanged or substantially higher this year than in February a year ago. In 6 States (Idaho, Louisiana, Maryland, Nebraska, West Virginia, and Wisconsin), over-the-year increases amounted to 20 percent or more. Only 5 States (Arkansas, Mississippi, Nevada, South Dakota, and Tennessee) showed a drop in excess of 10 percent.

HOURS AND EARNINGS IN FEBRUARY--Average hourly earnings for construction contractors' employees remained unchanged from January to February at \$2.68, but a slight lengthening of the workweek (up 0.4 hour to 36.1 hours) caused average weekly earnings to advance by \$1.07 to \$96.75. Compared with February 1955, average weekly and hourly earnings were higher this past February by \$5.32 and 9 cents, respectively, and the workweek averaged 0.8 hour more. The over-the-year gains were shared by workers on all types of contract construction.

Trends in Residential Rents, 1950-55

GEORGE G. JOHNSON*

The index of residential rents in the United States¹ edged upward an average of 0.1 percent a month during 1955, after rising more than 20 percent in the preceding 5 years. The 6 years, 1950-55, fall into 2 periods with distinctive patterns of rental changes. In 1950-53 the strict legal controls of World War II were gradually being abandoned, and there were widespread increases for individual dwelling units and substantial rises in city indexes. The net effect was a rise of almost 19 percent in the national rent index. The second period, 1954-55, had fewer changes and the index rose less than 3 percent. In 1955, in particular, the rate of increase for the country as a whole diminished, and rent indexes decreased for some cities where rents had been decontrolled early and postwar residential construction was heavy.

Factors Affecting Rents

Numerous economic and social changes related to housing influenced residential rent levels right after World War II. The accumulated backlog of demand for rental housing as a result of the low volume of residential building during the depression and war, the high rate of family formation, and extensive migration to urban areas placed heavy inflationary pressures on rents.

Other factors, however, have helped curb these upward forces on rents during the past 6 years. Among these were the high rate of residential construction, averaging about 1.2 million units annually over the period, and the continued growth in owner occupancy, from 53 percent of all occupied dwelling units in 1950 to about 57 percent in 1955. By and large, however, demand for housing continued strong, since new construction barely kept pace with postwar household formation, much less with replacement demand. At the same time continuing prosperity, favorable home purchase arrangements, a rising birthrate, and an increasing proportion of 3- and 4-child families brought more families than ever into the home buying market.

The rent index moved upward with characteristic smoothness in the postwar period. Rents are typically less volatile than most components of the Consumer Price Index. (See chart 1.) This "stickiness" of rents results from the uniqueness of shelter as a commodity. Shelter is not "used up" in the same way as most other goods are, but is serviceable over several decades under favorable circumstances and with ordinary repair and maintenance. The landlord-tenant relationship is relatively inflexible so far as quick price change in response to economic factors is concerned. It may be formalized by a lease, subject to infrequent renegotiation, or, there may be merely an understanding between landlord and tenant.

Large rental housing projects further dampen overall changes in rents because of problems peculiar to their management. It is usually desirable to make rent changes effective throughout a project simultaneously, with due regard for leases. Thus, the desirability of such a change is weighed carefully before it is introduced. Rental units built under Federal Housing Administration loan guarantees also represent a deterrent to frequent changes in the rent index because rents for most FHA projects are subject to regulation according to the original loan agreements.

The gradualness of the modification and removal of Federal rent controls in the postwar period also tempered changes in the index. Federal rent regulations were liberalized over the period from

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¹The Bureau of Labor Statistics calculates the rent component of the Consumer Price Index from rental data collected monthly from tenants in 46 cities, selected from a stratification of all urban places by city size, income, and climate. The entire urbanized areas are represented in the rent samples of 22 of the 27 index cities for which the Census defined the urbanized area in 1950. (In Boston, Chicago, Philadelphia, Pittsburgh, and San Francisco, samples are limited to the city proper plus suburbs considered as parts of the primary housing market.) In each city, a personal survey of the sample dwelling units is conducted every 2 years, at which time the sample is revised and new construction is added. A United States rent index is published monthly. Individual city indexes for the 20 large cities shown in the accompanying table are published every 6 months, i.e., 3 or 4 cities per month.

For a complete list of the cities included and a description of the concepts and expenditures bases of the rent index, see *Housing Costs in the Consumer Price Index*. (In *Monthly Labor Review*, February 1956, p. 189.)

mid-1947, when 14 million dwelling units were covered, to their termination on July 31, 1953. In this transition period, moderate increases were permitted, newly constructed rental dwellings were not placed under control, and cities or entire States were permitted to effect decontrol, if they met certain criteria.²

By the end of 1950, only 3 of the 20 large cities included in the index had been decontrolled (see table). No additional index cities were decontrolled until October 1952 when three--Atlanta, Detroit, and Seattle--discontinued rent ceilings. Ten cities were decontrolled in 1953, concurrently with the lapse of all Federal controls. Boston remained under controls until the end of 1955 when the State control law was permitted to lapse. At the beginning of 1956, rents were regulated in three large cities, but the removal of controls in Baltimore in March left only New York and Philadelphia with controls.

INDEXES OF RESIDENTIAL RENTS IN THE UNITED STATES AND SELECTED LARGE CITIES
GROUPED BY DATE OF DECONTROL, 1946-55

(Indexes: 1947-49=100)

City area	Date of decontrol ¹	Indexes: Average for year									Indexes for last half of--		Percent change, last half, 1954-55
		1946	1947	1948	1949	1950	1951	1952	1953	1954	1954 ²	1955 ²	
UNITED STATES ³		91.4	94.4	100.7	105.0	108.8	113.1	117.9	124.1	128.5	129.4	131.1	+1.3
Group I	1949-50												
Houston	Oct. '49	87.8	91.4	99.8	108.8	126.4	131.1	134.2	137.4	138.7	138.9	137.6	- .9
Los Angeles	Dec. '50	88.1	92.3	100.7	107.1	114.0	125.4	130.6	135.6	138.7	139.6	139.8	+ .1
Portland (Oreg.)	Dec. '50	91.7	94.7	100.9	104.4	108.2	117.6	124.1	127.4	129.1	129.2	130.8	+1.2
Group II	1952												
Atlanta	Oct.	86.8	90.6	100.0	109.5	113.6	117.2	121.4	128.5	131.0	131.3	134.5	+2.4
Detroit	Oct.	91.9	94.6	101.2	104.1	106.3	109.5	116.1	129.7	138.2	138.9	142.4	+2.5
Seattle	Oct.	89.8	93.2	100.8	105.9	109.2	115.1	123.1	131.3	135.2	135.2	137.7	+1.8
Group III	1953												
Scranton	May	94.8	95.9	100.2	103.9	107.0	112.0	116.6	119.8	122.9	123.0	125.0	+1.6
Cincinnati	May	92.5	95.1	100.7	104.1	104.8	108.7	112.3	124.7	129.1	131.6	133.1	+1.1
Chicago	July	87.4	92.4	101.0	106.6	109.2	113.3	117.9	130.2	142.7	145.5	151.8	+4.3
Cleveland	July	92.0	95.4	100.4	104.2	107.3	112.1	118.3	129.4	140.6	141.6	144.6	+2.1
Kansas City	July	88.7	92.9	100.6	106.5	112.3	115.9	120.2	127.6	135.0	137.0	138.4	+1.0
Minneapolis	July	87.9	92.8	100.8	106.5	109.7	114.8	119.1	125.0	138.9	139.9	141.4	+1.1
Pittsburgh	July	92.2	95.4	100.9	103.7	105.3	108.5	113.2	118.4	123.2	123.9	125.1	+1.0
St. Louis	July	91.0	94.3	101.4	104.3	106.9	110.5	113.4	122.8	133.5	135.5	138.1	+1.9
San Francisco	July	92.9	95.8	100.9	103.3	104.6	113.0	118.3	125.3	129.3	130.8	133.7	+2.2
Washington	July	95.2	96.3	99.5	104.1	107.5	112.3	117.7	120.1	123.0	123.0	123.7	+ .6
Group IV	1955												
Boston	Dec.	91.9	95.3	100.4	104.3	107.2	111.1	115.6	118.0	121.6	122.0	124.1	+1.7
Group V													
Baltimore	(4)	90.6	94.6	99.8	105.7	109.4	113.0	118.0	121.2	124.2	124.7	126.7	+1.6
New York	(5)	95.2	96.8	100.2	102.9	104.2	105.9	109.0	113.5	116.6	116.8	117.8	+ .9
Philadelphia	(5)	90.9	94.7	101.5	103.7	105.2	107.2	111.4	113.0	115.2	115.5	116.5	+ .9

¹ Date wartime controls on rents were removed.

² Indexes for last half of 1954-55 are for the latest month for which a published index is available for each city.

³ Average for 46 cities included in Consumer Price Index.

⁴ Decontrolled in March 1956.

⁵ Still under control.

National and Local Rent Trends

Legal citywide increases as well as widespread decontrol actions for specific units within cities contributed to a 15-percent rise in the national index between January 1950 and the Federal decontrol action at the end of July 1953.³

² See The Effects of Decontrol on Residential Rents. (In Monthly Labor Review, February 1954, pp. 134-138.)

³ A small proportion of the increase was doubtless the result of illegal rent boosts.

In subsequent months through May 1954, the index rose an additional 5 percent. In June 1954, for the first time in 9 years, the index showed no increase over the preceding month. Signs that rents were beginning to level off multiplied in 1955: the index decreased 0.1 percent in April and showed no change in July and September, and decreases were reported for scattered small places during the year.

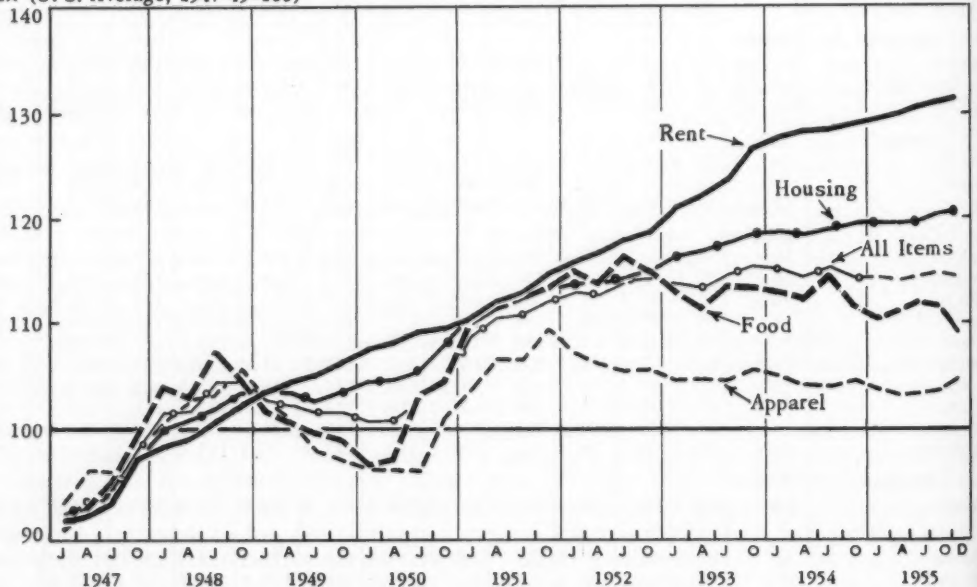
However, the index continued to edge upward 0.1 to 0.3 percent in most other months of 1955, reflecting a continuing firm demand for rental housing in most parts of the country. Available vacancy data support this conclusion. Vacancies in rental housing amounted to 2.2 percent of all dwelling units in the United States in the fourth quarter of 1955, compared with 1.8 percent in the second and third quarters.⁴ Although well above the 1.1 percent rate in 1950, when the housing shortage was acute, the 1955 vacancy rates may still be considered low.

Chart 1

Consumer Price Index, 1947-55

Rents and Selected Other Commodities

INDEX (U. S. Average, 1947-49=100)



Source: U. S. Department of Labor, Bureau of Labor Statistics.

Most of the 20 large cities included in the index showed sharp rent increases following decontrol. However, these spurts were distributed so that the national index rose gradually over the 6 years, 1950-55. For example, by late 1954, increases ranging from 14 to 18 percent over pre-decontrol levels were registered for Chicago, Cleveland, Minneapolis, and St. Louis—all decontrolled in July 1953. In the national index, these sharp rises were leveled by increases over the same period of only 1 to 3 percent reported by Houston, Portland, Atlanta, Seattle, and Los Angeles, which had been decontrolled earlier.

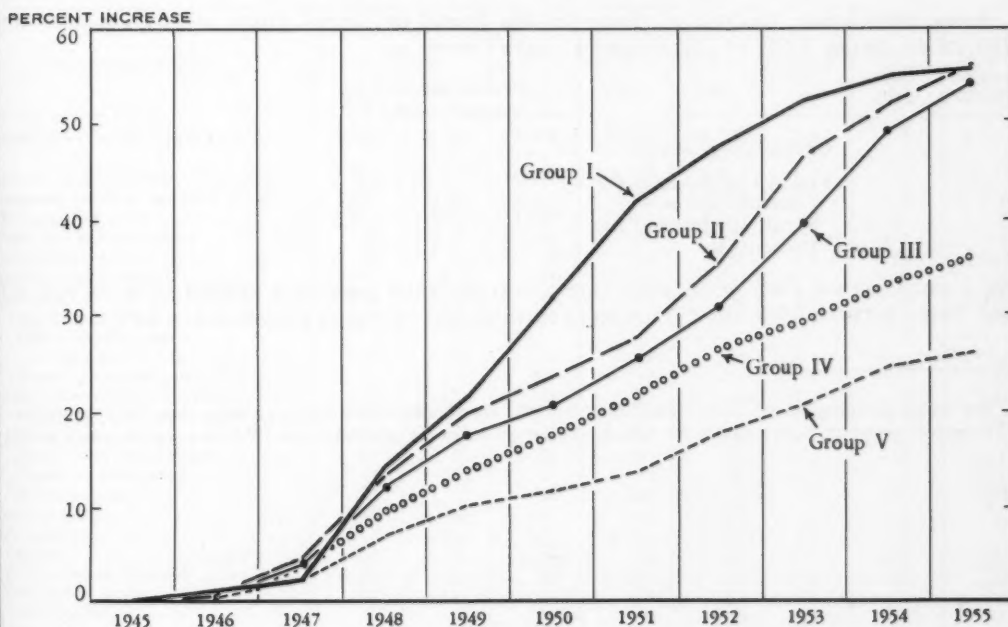
⁴Housing and Construction Reports, Series H-111, No. 3, Bureau of the Census, U. S. Department of Commerce.

To contrast the immediate and delayed effects of decontrol actions, rent changes are shown for the 20 large cities, combined in 5 groups according to the year of decontrol (chart 2). Although the post-decontrol rise in rents was steeper in the first group of large places that were decontrolled (Group I on the chart) than in other groups, the percentage increase for all three groups decontrolled between

Chart 2.

Rent Increases in Selected Large Cities

Grouped by Decontrol Date, 1945-55*



Source: U. S. Department of Labor, Bureau of Labor Statistics.

* Based on figures in table.

October 1949 and July 1953 was approximately the same by the end of 1955. Rent controls were still in effect in 1955 in the remaining two groups of cities showing the smallest rent increases.

At the end of 1955, individual large-city rent indexes were highest--above 140--for the North Central cities of Chicago, Cleveland, Detroit, and Minneapolis. Chicago rents showed the strongest upward tendency in 1955, but rents in Detroit, decontrolled in the fall of 1952, still showed surprising strength, rising 2.5 percent in the year ending October 1955. Rent indexes were between 130 and 140 in other North Central cities, in Pacific Coast cities, and in Houston and Atlanta. The indexes continued below 130 in 5 Northeastern cities and in Baltimore and Washington, but rent controls were in effect in 4 of these places.

Weaknesses in rents began to appear in some large cities in the Southwest and West during 1955: the Los Angeles index showed almost no change, and Houston's index decreased. Rents also declined in smaller cities representing this section of the country in the national index.

The extent of 1954-55 changes in rent indexes for individual areas reflects some continuing effects of decontrol in combination with local conditions of supply and demand. Part of the explanation of intercity differences in the movement of rent indexes in 1955 is suggested by the varying rates of new homebuilding. For example, in 1954, the number of dwelling units started per 1,000 population in major midwestern metropolitan areas⁵ with strong uptrends in rents, was as follows: 8 per 1,000 in Kansas City, St. Louis, and Cincinnati; 9 in Chicago and Cleveland; 12 in Minneapolis; and 14 in Detroit. These may be compared with 24 per 1,000 in Los Angeles, where rents held steady. New homebuilding, however, is by no means the only influence on changes in rents. Important also are a combination of other economic and social influences, such as population mobility, rate of unemployment, and changes in average income in individual areas.

Rents showed more tendency to rise or remain firm in the largest cities, as a group, than in the smaller cities during 1955, as the following figures show:

Percent increase in rent index, 1954-55 ⁶	
United States average	1.3
Places with population of--	
1,000,000 and over	1.8
30,500 to 1,000,000	1.3
Under 30,500 .....	.2

Vacancy rates had not risen to the same extent in these major population centers as in the rest of the United States between 1950 and 1955, according to Bureau of the Census vacancy surveys.

⁵See Fifty Leading Areas in Homebuilding in 1954. (*In Construction Review*, September 1955, p. 9.)

⁶Increase between latest month for which published index is available in 1954 and same month of 1955.

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STATISTICAL SERIES

NOTE: ALL THE STATISTICAL SERIES IN CONSTRUCTION REVIEW
ARE SUBJECT TO REVISION FOR THE LATEST PERIOD SHOWN.

Part I--Construction Put in Place

Table 1.--New Construction Put in Place: Current Month, by Type of Construction

Type of construction	Value (in millions of dollars)					Percent change		
	1956		1955	First 4 months		Apr. 1956 from--		First 4 months, 1955-56
	Apr.	Mar.	Apr.	1956	1955	Mar. 1956	Apr. 1955	
TOTAL NEW CONSTRUCTION	3,250	2,980	3,283	11,780	11,785	+ 9	- 1	(1)
PRIVATE CONSTRUCTION	2,333	2,197	2,367	8,675	8,635	+ 6	- 1	(1)
Residential building (nonfarm)	1,207	1,112	1,319	4,386	4,675	+ 9	- 8	- 6
New dwelling units	1,065	995	1,190	3,925	4,265	+ 7	-11	- 8
Additions and alterations	110	87	106	339	324	+26	+ 4	+ 5
Nonhousekeeping	32	30	23	122	86	+ 7	+39	+42
Nonresidential building	662	655	563	2,613	2,212	+ 1	+18	+18
Industrial	236	226	184	910	743	+ 4	+28	+22
Commercial	253	257	214	1,012	808	- 2	+18	+25
Office buildings and warehouses	98	96	85	399	334	+ 2	+15	+19
Stores, restaurants, and garages	155	161	129	613	474	- 4	+20	+29
Other nonresidential building	173	172	165	691	661	+ 1	+ 5	+ 5
Religious	53	53	54	219	215	0	- 2	+ 2
Educational	40	39	40	160	162	+ 3	0	- 1
Hospital and institutional	24	25	28	100	112	- 4	-14	-11
Social and recreational	19	18	17	72	68	+ 6	+12	+ 6
Miscellaneous	37	37	26	140	104	0	+42	+35
Farm construction	105	94	114	368	404	+12	- 8	- 9
Public utility	351	329	357	1,278	1,289	+ 7	- 2	- 1
Railroad	32	30	28	114	92	+ 7	+14	+24
Telephone and telegraph	65	60	55	235	210	+ 8	+18	+12
Other public utility	254	239	274	929	987	+ 6	- 7	- 6
All other private	8	7	14	30	55	+14	-43	-45
PUBLIC CONSTRUCTION	917	783	916	3,105	3,150	+17	(1)	- 1
Residential building	18	18	22	76	88	0	-18	-14
Nonresidential building	322	303	361	1,197	1,372	+ 6	-11	-13
Industrial	35	33	71	129	314	+ 6	-51	-59
Educational	205	195	202	777	752	+ 5	+ 1	+ 3
Hospital and institutional	25	23	28	90	102	+ 9	-11	-12
Other nonresidential building	57	52	60	201	204	+10	- 5	- 1
Military facilities	97	87	98	348	335	+11	- 1	+ 4
Highway	280	200	270	810	765	+40	+ 4	+ 6
Sewer and water	102	92	88	353	315	+11	+16	+12
Sewer	57	50	50	195	179	+14	+14	+ 9
Water	45	42	38	158	136	+ 7	+18	+16
Public service enterprises	38	30	16	116	54	+27	+138	+115
Conservation and development	46	42	48	160	176	+10	- 4	- 9
All other public	14	11	13	45	45	+27	+ 8	0

Source: Departments of Commerce and Labor.

¹ Change of less than one-half of 1 percent.

CONSTRUCTION REVIEW

Table 2.—New Construction Put in Place: Recent Monthly Trend, by Type of Construction

(Value, in millions of dollars)

Type of construction	1955										1956			
	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	
TOTAL NEW CONSTRUCTION..	3,283	3,606	3,881	4,044	4,101	4,086	3,953	3,617	3,177	2,847	2,703	2,980	3,250	
PRIVATE CONSTRUCTION	2,367	2,547	2,730	2,829	2,858	2,844	2,765	2,632	2,410	2,124	2,021	2,197	2,333	
Residential building														
(nonfarm).....	1,319	1,430	1,544	1,590	1,587	1,561	1,508	1,422	1,283	1,080	987	1,112	1,207	
New dwelling units	1,190	1,270	1,380	1,430	1,435	1,410	1,360	1,280	1,160	980	885	995	1,065	
Additions and alterations...	106	133	133	127	119	119	116	110	92	70	72	87	110	
Nonhousekeeping.....	23	27	31	33	33	32	32	32	31	30	30	30	32	
Nonresidential building	563	592	633	668	686	714	719	717	683	650	646	655	662	
Industrial	184	184	190	199	205	213	218	225	226	223	225	226	236	
Commercial.....	214	236	259	277	286	303	305	296	269	251	251	257	253	
Office buildings and														
warehouses	85	89	90	95	99	102	105	110	107	105	100	96	98	
Stores, restaurants,														
and garages	129	147	169	182	187	201	200	186	162	146	151	161	155	
Other nonresidential bldg. .	165	172	184	192	195	198	196	196	188	176	170	172	173	
Religious	54	58	62	66	68	69	68	67	63	58	55	53	53	
Educational	40	36	39	41	43	45	45	45	43	41	40	39	40	
Hospital & institutional .	28	30	30	31	31	31	30	29	27	26	25	25	24	
Social and recreational ..	17	19	22	23	23	22	21	21	20	18	17	18	19	
Miscellaneous	26	29	31	31	30	31	32	34	35	33	33	37	37	
Farm construction	114	131	141	148	150	137	112	94	83	83	86	94	105	
Public utility	357	378	396	407	421	420	415	388	351	303	295	329	351	
Railroad	28	29	30	31	33	34	32	30	29	27	25	30	32	
Telephone and telegraph ...	55	60	60	65	65	65	60	60	55	55	55	60	65	
Other public utility	274	289	306	311	323	321	323	298	267	221	215	239	254	
All other private	14	16	16	16	14	12	11	11	10	8	7	7	8	
PUBLIC CONSTRUCTION.....	916	1,059	1,151	1,215	1,243	1,242	1,188	985	767	723	682	783	917	
Residential building	22	22	23	21	22	22	22	21	20	20	20	18	18	
Nonresidential building	361	374	382	387	380	372	353	318	287	293	279	303	322	
Industrial	71	71	68	64	51	43	43	35	31	33	28	33	35	
Educational	202	211	217	220	223	221	212	200	186	190	187	195	205	
Hospital and institutional .	28	28	30	32	32	32	28	20	20	23	19	23	25	
Other nonresidential bldg. .	60	64	67	71	74	76	70	58	50	47	45	52	57	
Military facilities	98	106	120	122	129	133	134	115	106	85	79	87	97	
Highway	270	375	430	480	500	510	485	355	200	170	160	200	280	
Sewer and water	88	96	99	104	105	100	97	89	80	82	77	92	102	
Sewer	50	54	56	60	59	56	54	51	45	46	42	50	57	
Water	38	42	43	44	46	44	43	38	35	36	35	42	45	
Public service enterprises	16	20	27	31	36	35	30	25	21	25	23	30	38	
Conservation & development..	48	53	56	56	56	54	52	49	43	38	34	42	46	
All other public	13	13	14	14	15	16	15	13	10	10	10	11	14	

Source: Departments of Commerce and Labor.

COMPOSITION OF REGIONS AND GEOGRAPHIC DIVISIONS

NORTHEAST	NORTH CENTRAL		SOUTH		WEST	
1. New England	3. E. N. Central	4. W. N. Central	5. S. Atlantic	6. E. S. Central	8. Mountain	
Connecticut	Illinois	Iowa	Delaware	Alabama	Arizona	
Maine	Indiana	Kansas	Dist. of Col.	Kentucky	Colorado	
Massachusetts	Michigan	Minnesota	Florida	Mississippi	Idaho	
New Hampshire	Ohio	Missouri	Georgia	Tennessee	Montana	
Rhode Island	Wisconsin	Nebraska	Maryland		Nevada	
Vermont		North Dakota	N. Carolina	7. W. S. Central	New Mexico	
		South Dakota	S. Carolina	Arkansas	Utah	
			Virginia	Louisiana	Wyoming	
			W. Virginia	Oklahoma		
				Texas		
2. Middle Atlantic					9. Pacific	
New Jersey					California	
New York					Oregon	
Pennsylvania					Washington	

NONFARM POPULATION DISTRIBUTION IN 1950

NORTHEAST—29.5 percent.

NORTH CENTRAL—29.0 percent.

SOUTH—27.7 percent.

WEST—13.8 percent.

Chart I.

New Construction Put in Place

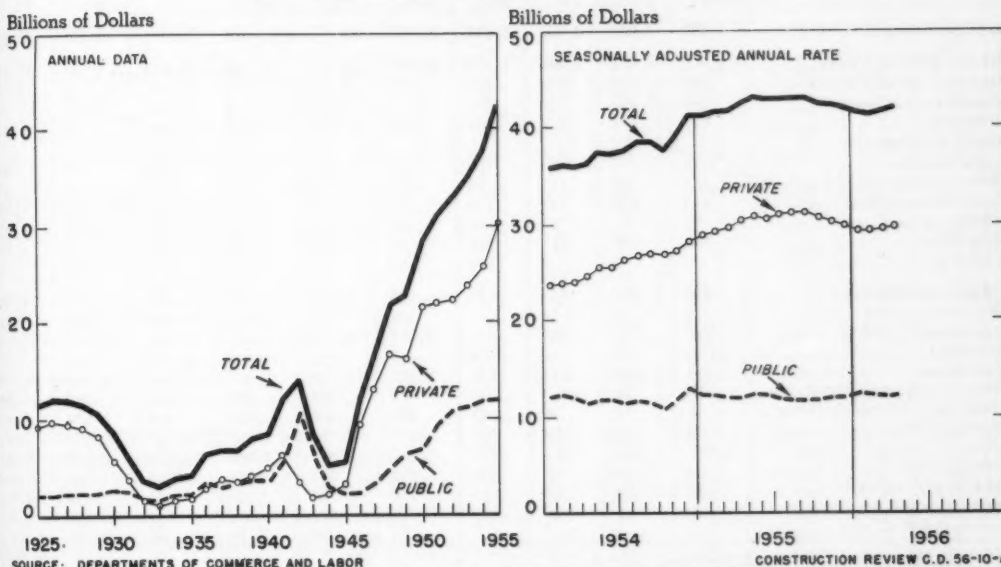


Table 3.--New Construction Put in Place: Seasonally Adjusted Annual Rate, by Type of Construction

(Value, in millions of dollars)

Type of construction	Seasonally adjusted annual rate							Annual total	
	1955			1956				1954	1955
	Apr.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.		
TOTAL NEW CONSTRUCTION.....	42,300	42,216	41,868	41,544	41,448	41,532	41,988	37,577	42,250
PRIVATE CONSTRUCTION	30,300	30,204	29,832	29,268	29,268	29,520	29,892	25,768	30,250
Residential building (nonfarm)	16,692	16,140	15,912	15,432	15,180	15,168	15,252	13,496	16,600
Nonresidential building	7,488	8,160	8,028	7,968	8,244	8,484	8,772	6,250	7,624
Industrial	2,256	2,616	2,668	2,604	2,652	2,736	2,892	2,030	2,403
Commercial	2,976	3,264	3,132	3,192	3,372	3,480	3,516	2,192	3,039
Office bldgs. & warehouses.....	1,116	1,224	1,188	1,200	1,212	1,236	1,296	958	1,131
Stores, restaurants, and garages.....	1,860	2,040	1,944	1,992	2,160	2,244	2,220	1,254	1,908
Other nonresidential building	2,256	2,280	2,232	2,172	2,220	2,268	2,364	2,008	2,182
Farm construction	1,440	1,332	1,320	1,320	1,320	1,332	1,332	1,560	1,400
Public utility	4,512	4,440	4,428	4,428	4,428	4,440	4,440	4,341	4,465
All other private	168	132	144	120	96	96	96	121	161
PUBLIC CONSTRUCTION	12,000	12,012	12,036	12,276	12,180	12,012	12,096	11,809	12,000
Residential building	276	252	240	264	264	228	228	336	261
Nonresidential building	4,320	4,008	3,864	3,996	3,984	3,864	3,864	4,641	4,225
Military facilities	1,248	1,332	1,416	1,212	1,248	1,188	1,236	1,030	1,300
Highway	4,032	4,284	4,404	4,536	4,368	4,284	4,200	3,750	4,100
Sewer and water.....	1,104	1,104	1,068	1,176	1,200	1,272	1,272	982	1,085
Public service enterprises.....	216	348	348	396	420	432	504	218	279
Conservation and development	648	516	540	552	540	612	624	704	595
All other public	156	168	156	144	156	132	168	148	155

Source: Departments of Commerce and Labor.

CONSTRUCTION REVIEW

Table 4.--New Construction Put in Place: Value in 1947-49 Prices, by Type of Construction

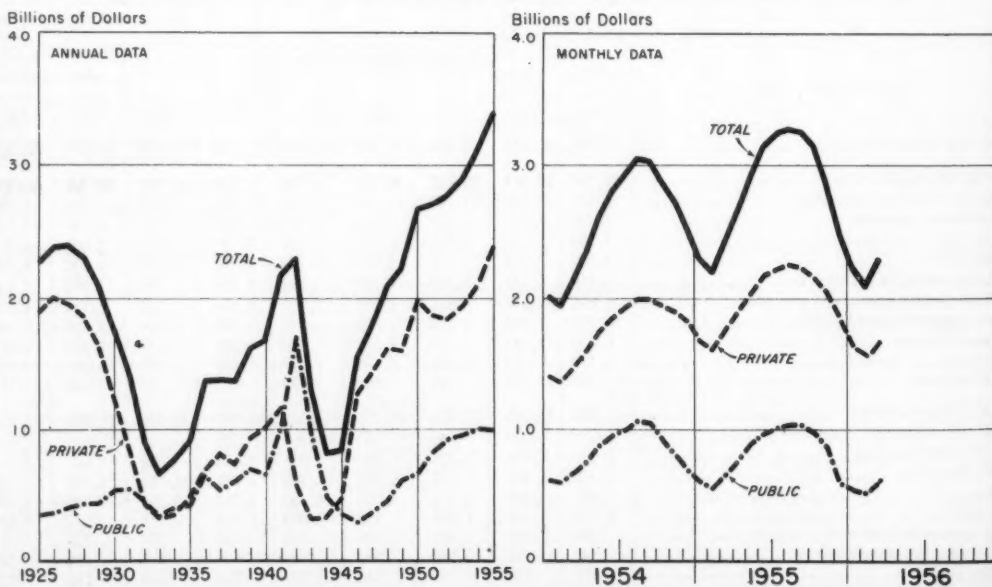
Type of construction	(Millions of dollars)									
	1956			1955	Year					
	Mar.	Feb.	Jan.	Mar.	1950	1951	1952	1953	1954	1955
TOTAL NEW CONSTRUCTION	2, 293	2, 085	2, 207	2, 417	26, 608	26, 988	27, 662	28, 931	30, 912	33, 794
PRIVATE CONSTRUCTION	1, 679	1, 551	1, 640	1, 759	19, 885	18, 677	18, 428	19, 433	20, 934	23, 855
Residential building (nonfarm)	869	774	854	972	11, 634	9, 457	9, 311	9, 840	11, 214	13, 382
Nonresidential building	501	496	500	447	3, 566	4, 494	4, 211	4, 655	5, 073	6, 004
Industrial	177	177	176	154	1, 004	1, 790	1, 909	1, 807	1, 690	1, 949
Office buildings and										
warehouses	74	77	81	66	396	500	461	640	789	895
Stores, restaurants, and garages.	121	114	110	98	828	733	525	857	998	1, 473
Other nonresidential bldgs.	129	128	133	129	1, 338	1, 471	1, 316	1, 351	1, 596	1, 687
Farm construction.....	76	70	68	88	1, 583	1, 616	1, 643	1, 484	1, 341	1, 175
Public utility.....	228	206	212	242	3, 001	3, 056	3, 194	3, 362	3, 216	3, 181
All other private	5	5	6	10	101	54	69	92	90	113
PUBLIC CONSTRUCTION	614	534	567	658	6, 723	8, 311	9, 234	9, 498	9, 978	9, 939
Residential building	14	16	16	19	321	512	550	459	281	213
Nonresidential building	229	211	221	277	2, 237	3, 050	3, 465	3, 531	3, 743	3, 296
Industrial	26	22	24	64	212	821	1, 384	1, 434	1, 253	586
Educational	147	141	144	149	1, 061	1, 337	1, 375	1, 397	1, 696	1, 888
Hospital and institutional	17	14	17	21	467	466	401	297	289	255
Other nonresidential building	39	34	36	43	497	426	305	403	505	567
Military facilities	69	63	68	69	171	788	1, 195	1, 105	872	1, 070
Highway	182	146	155	182	2, 367	2, 349	2, 489	2, 851	3, 573	3, 867
Sewer and water.....	63	53	57	59	590	655	639	681	724	770
Public service enterprises.....	20	15	17	10	164	168	148	146	156	191
Conservation and development	29	23	26	33	786	721	694	639	520	422
All other public	8	7	7	9	87	68	54	86	109	111

Source: Departments of Commerce and Labor.

Chart 2

New Construction Put in Place

(In 1947-49 Prices)



SOURCE: DEPARTMENTS OF COMMERCE AND LABOR.

CONSTRUCTION REVIEW C. D. 56-10-B

Table 5.--New Public Construction Put in Place, by Source of Funds, Ownership, and Type of Construction

Source of funds, ownership, and type of construction	Value (in millions of dollars)								Percent change		
	1955		1956				First 4 months		Apr. 1956 from--		First 4 months, 1955-56
	Apr.	Dec.	Jan.	Feb.	Mar.	Apr.	1955	1956	Apr. 1955	Mar. 1956	
TOTAL PUBLIC CONSTRUCTION...	916	767	723	682	783	917	3,150	3,105	(1)	+17	-1
Federal funds	281	225	206	183	207	246	1,012	842	-12	+19	-17
Direct Federal	226	189	165	148	171	190	855	674	-16	+11	-21
Federal grants-in-aid ¹	55	36	41	35	36	56	157	168	+2	+56	+7
State and local funds	635	542	517	499	576	671	2,138	2,263	+6	+16	+6
FEDERALLY OWNED	226	189	165	148	171	190	855	674	-16	+11	-21
Residential building	0	0	0	0	0	0	0	0	0	0	0
Nonresidential building	75	36	38	32	38	41	329	149	-45	+8	-55
Industrial	71	31	33	28	33	35	314	129	-51	+6	-59
Educational	0	0	0	0	0	1	0	1	--	--	--
Hospital	2	2	2	1	2	2	6	7	0	0	+17
Other nonresidential	2	3	3	3	3	3	9	12	+50	0	+33
Military facilities	98	106	85	79	87	97	335	348	-1	+11	+4
Highway	4	4	4	3	4	5	12	16	+25	+25	+33
Conservation and development	48	43	38	34	42	46	176	160	-4	+10	-9
All other federally owned	1	0	0	0	0	1	3	1	0	--	-67
STATE AND LOCALLY OWNED	690	578	558	534	612	727	2,295	2,431	+5	+19	+6
Residential building	22	20	20	20	18	18	88	76	-18	0	-14
Nonresidential building	286	251	255	247	265	281	1,043	1,048	-2	+6	(2)
Educational	202	186	190	187	195	204	752	776	+1	+5	+3
Hospital	26	18	21	18	21	23	96	83	-12	+10	-14
Other nonresidential	58	47	44	42	49	54	195	189	-7	+10	-3
Highway	266	196	166	157	196	275	753	794	+3	+40	+5
Sewer and water	88	80	82	77	92	102	315	353	+16	+11	+12
Sewer	50	45	46	42	50	57	179	195	+14	+14	+9
Water	38	35	36	35	42	45	136	158	+18	+7	+16
All other State and locally owned	28	31	35	33	41	51	96	160	+82	+24	+67

Source: Departments of Commerce and Labor.

¹ Construction programs currently receiving Federal grants-in-aid cover highways, schools, hospitals, airports, and miscellaneous community facilities.² Change of less than one-half of 1 percent.

CONSTRUCTION VOLUME AND COSTS, 1915-54 A Statistical Supplement to Construction Review

This special Supplement contains historical statistics and descriptive information on some of the series shown in monthly issues of Construction Review, as follows:

Value of new construction, building and nonbuilding
Value estimates adjusted for price changes
Construction cost indexes
Union wages and hours in the building trades
Building materials wholesale price indexes
Construction contract awards
Nonfarm housing starts
Definitions of types of construction
Description of sources and estimating techniques

Construction Volume and Costs, 1915-54 (A Statistical Supplement to Construction Review) is not provided with subscriptions to Construction Review. It is for sale at 50 cents a copy, and may be obtained from Regional Offices of the Labor Department's Bureau of Labor Statistics or the Commerce Department's Field Offices (see inside front cover of Construction Review for addresses). The Supplement may be obtained also from the Superintendent of Documents, U. S. Government Printing Office, Washington 25, D. C.

Part II—New Housing

Table 6.—New Nonfarm Dwelling Units Started, by Ownership, Location, and Type of Structure

Period	Total	Ownership		Location ¹		Type of structure			
		Private	Public	Metro- politan	Nonmetro- politan	1-family houses	Units in 2-or-more family structures		
							All	2-4 family	5-or-more family
NUMBER OF NEW DWELLING UNITS (in thousands)									
Year: 1946.....	670.5	662.5	8.0	(2)	(2)	590.0	80.5	(3)	(3)
1947.....	849.0	845.6	3.4	(2)	(2)	740.2	108.8	(3)	(3)
1948.....	931.6	913.5	18.1	(2)	(2)	766.6	165.0	(3)	(3)
1949.....	1,025.1	988.8	36.3	(2)	(2)	794.3	230.8	(3)	(3)
1950.....	1,396.0	1,352.2	43.8	1,021.6	374.4	1,154.1	241.9	(3)	(3)
1951.....	1,091.3	1,020.1	71.2	776.8	314.5	900.1	191.2	(3)	(3)
1952.....	1,127.0	1,068.5	58.5	794.9	332.1	942.5	184.5	(3)	(3)
1953.....	1,103.8	1,068.3	35.5	803.5	300.3	937.8	166.0	(3)	(3)
1954.....	1,220.4	1,201.7	18.7	896.9	323.5	1,077.9	142.5	51.9	90.6
1955.....	1,328.9	1,309.5	19.4	975.8	353.1	1,194.4	134.5	49.2	85.3
First 3 months, 1955.....	291.3	288.0	3.3	221.8	69.5	257.3	34.0	12.5	21.5
First 3 months, 1956.....	248.0	244.2	3.8	178.1	69.9	(4)	(4)	(4)	(4)
1955: March.....	113.8	112.8	1.0	86.8	27.0	100.1	13.7	5.0	8.7
April.....	132.0	130.5	1.5	96.8	35.2	119.9	12.1	4.7	7.4
May.....	137.6	135.1	2.5	99.7	37.9	122.2	15.4	5.1	10.3
June.....	134.5	131.4	3.1	98.3	36.2	121.8	12.7	4.4	8.3
July.....	122.7	121.9	.8	88.4	34.3	113.5	9.2	3.9	5.3
August.....	124.7	122.3	2.4	91.5	33.2	111.6	13.1	3.8	9.3
September.....	114.9	113.6	1.3	83.5	31.4	104.1	10.8	3.6	7.2
October.....	105.8	104.8	1.0	76.5	29.3	95.1	10.7	3.7	7.0
November.....	89.2	88.4	.8	64.6	24.6	80.4	8.8	4.3	4.5
December.....	76.2	73.5	2.7	54.7	21.5	68.5	7.7	3.2	4.5
1956: January.....	74.0	73.0	1.0	53.4	20.6	(4)	(4)	(4)	(4)
February.....	78.0	76.8	1.2	55.9	22.1	(4)	(4)	(4)	(4)
March.....	96.0	94.4	1.6	68.8	27.2	(4)	(4)	(4)	(4)
Percent change									
First 3 months, 1955-56.....	-14.9	-15.2	+15.1	-19.7	+ 0.6	--	--	--	--
February-March, 1956.....	+23.1	+22.9	+33.3	+23.1	+23.1	--	--	--	--
March, 1955-56.....	-15.6	-16.3	+60.0	-20.7	+ .7	--	--	--	--
PERCENT DISTRIBUTION									
Year: 1946.....	100	98.8	1.2	--	--	88.0	12.0	--	--
1947.....	100	99.6	.4	--	--	87.2	12.8	--	--
1948.....	100	98.1	1.9	--	--	82.3	17.7	--	--
1949.....	100	96.5	3.5	--	--	77.5	22.5	--	--
1950.....	100	96.9	3.1	73.2	26.8	82.7	17.3	--	--
1951.....	100	93.5	6.5	71.2	28.8	82.5	17.5	--	--
1952.....	100	94.8	5.2	70.5	29.5	83.6	16.4	--	--
1953.....	100	96.8	3.2	72.8	27.2	85.0	15.0	--	--
1954.....	100	98.5	1.5	73.5	26.5	88.3	11.7	4.3	7.4
1955.....	100	98.5	1.5	73.4	26.6	89.9	10.1	3.7	6.4
First 3 months, 1955.....	100	98.9	1.1	76.1	23.9	88.3	11.7	4.3	7.4
First 3 months, 1956.....	100	98.5	1.5	71.8	28.2	--	--	--	--
1955: March.....	100	99.1	.9	76.3	23.7	88.0	12.0	4.4	7.6
April.....	100	98.9	1.1	73.3	26.7	90.8	9.2	3.6	5.6
May.....	100	98.2	1.8	72.5	27.5	88.8	11.2	3.7	7.5
June.....	100	97.7	2.3	73.1	26.9	90.6	9.4	3.3	6.1
July.....	100	99.3	.7	72.0	28.0	92.5	7.5	3.2	4.3
August.....	100	98.1	1.9	73.4	26.6	89.5	10.5	3.0	7.5
September.....	100	98.9	1.1	72.7	27.3	90.6	9.4	3.1	6.3
October.....	100	99.1	.9	72.3	27.7	89.9	10.1	3.5	6.6
November.....	100	99.1	.9	72.4	27.6	90.1	9.9	4.8	5.1
December.....	100	96.5	3.5	71.8	28.2	89.9	10.1	4.2	5.9
1956: January.....	100	98.6	1.4	72.2	27.8	--	--	--	--
February.....	100	98.5	1.5	71.7	28.3	--	--	--	--
March.....	100	98.3	1.7	71.7	28.3	--	--	--	--

Source: Department of Labor.

¹ Data by urban and rural-nonfarm classification for 1920-53 are available upon request.² Annual data

not available before 1950; monthly data not available before January 1953.

³ Not available before January 1954. Tabulations showing the

number of units in 2-family and 3-or-more family structures for 1920-53 are available upon request.

⁴ Not yet available.

Table 7.--New Private Nonfarm Dwelling Units Started: Seasonally Adjusted Annual Rate

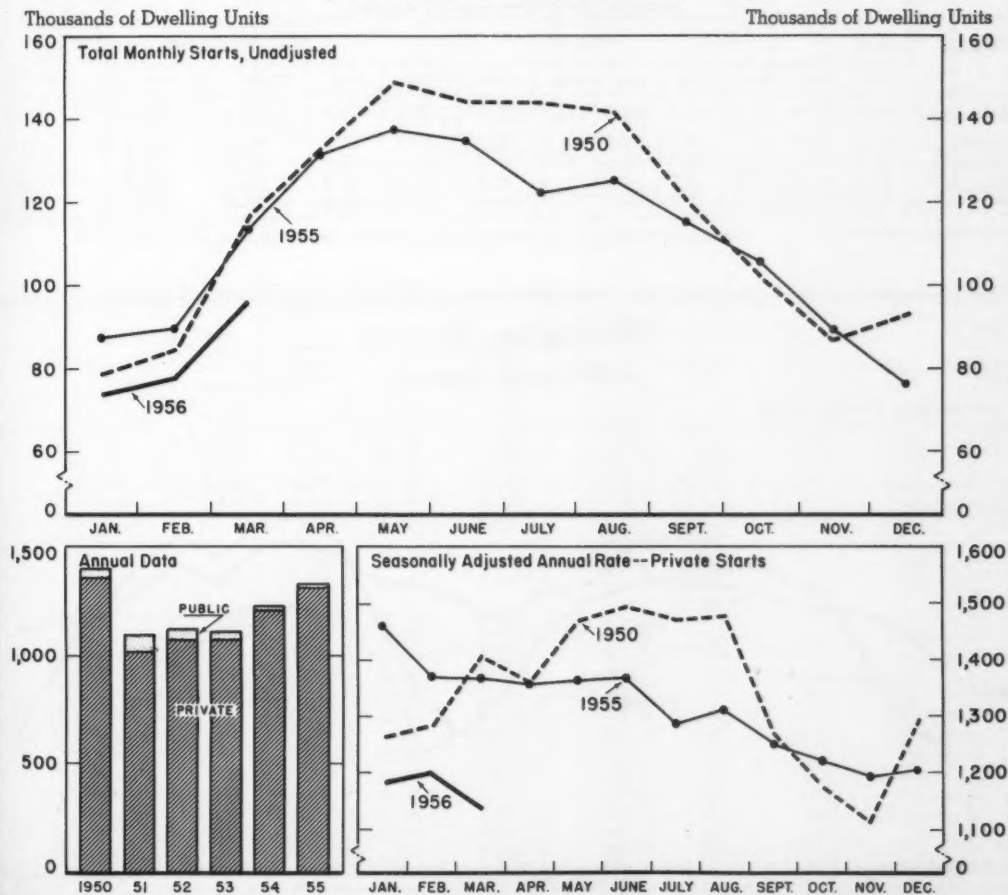
Year	Number of new dwelling units (in thousands)											
	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
1946.....	598	661	752	693	677	655	645	663	634	658	643	646
1947.....	619	667	679	694	735	803	854	923	1,029	1,089	1,064	962
1948.....	851	762	925	1,015	1,000	1,008	986	912	886	838	827	812
1949.....	751	745	792	879	920	950	976	1,035	1,108	1,187	1,259	1,266
1950.....	1,262	1,283	1,406	1,358	1,469	1,496	1,471	1,476	1,278	1,174	1,115	1,292
1951.....	1,333	1,192	1,093	955	984	942	914	946	1,049	1,036	973	978
1952.....	996	1,158	1,104	1,003	1,018	1,011	1,064	1,044	1,092	1,156	1,110	1,111
1953.....	1,106	1,150	1,165	1,111	1,065	1,064	1,015	988	1,014	1,050	1,077	1,060
1954.....	1,056	1,152	1,130	1,102	1,083	1,175	1,188	1,211	1,248	1,287	1,393	1,478
1955.....	1,416	1,370	1,367	1,350	1,362	1,371	1,283	1,310	1,251	1,221	1,192	1,208
1956.....	1,180	1,200	1,140									

Source: Department of Labor.

Chart 3

Housing Starts

(UNADJUSTED AND SEASONALLY ADJUSTED)



SOURCE: DEPARTMENT OF LABOR.

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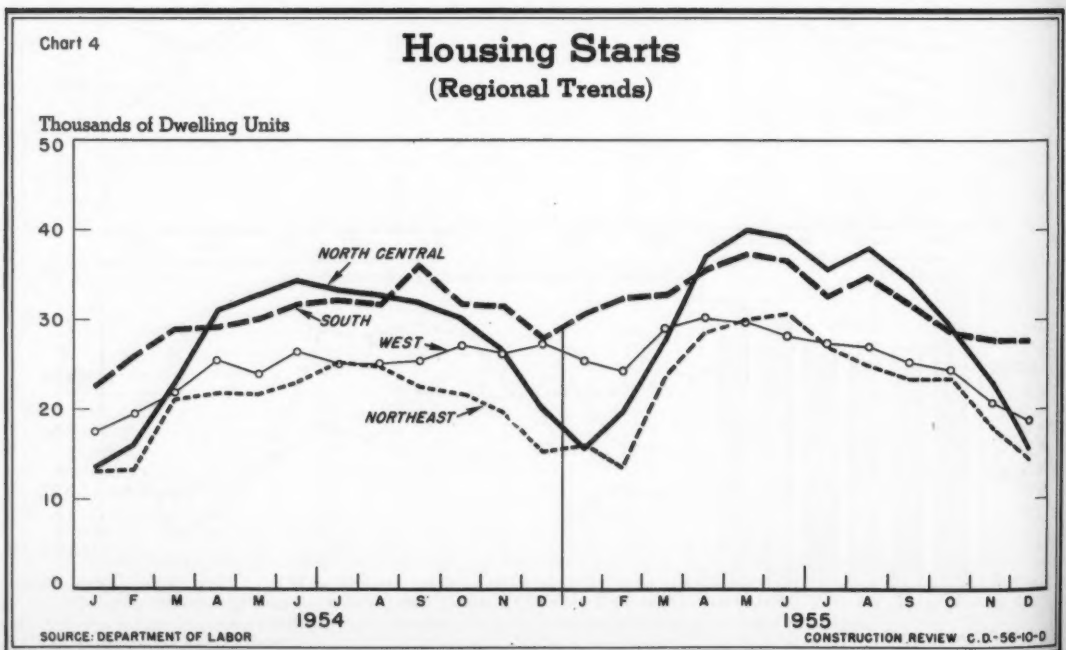
Table 8.--New Private 1-Family Houses Started: Average Construction Cost

Year	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Year
AVERAGE CONSTRUCTION COST													
1946.....	\$5,250	\$5,400	\$5,850	\$5,575	\$5,475	\$5,425	\$5,375	\$5,450	\$5,450	\$5,625	\$5,675	\$5,575	\$5,525
1947.....	5,700	5,825	6,150	6,275	6,250	6,450	6,725	6,950	7,025	7,275	7,525	7,650	6,750
1948.....	7,250	7,450	7,550	7,775	7,950	8,050	8,050	8,100	7,900	7,825	7,900	7,900	7,850
1949.....	7,650	7,525	7,450	7,500	7,650	7,675	7,525	7,650	7,725	7,675	7,675	7,625	7,625
1950.....	7,625	7,850	8,225	8,450	8,450	8,750	8,875	9,125	8,900	9,200	9,075	9,200	8,675
1951.....	9,100	9,250	9,175	9,325	9,475	9,475	9,400	9,300	9,450	9,225	9,250	9,125	9,300
1952.....	9,050	9,275	9,350	9,550	9,575	9,675	9,500	9,425	9,600	9,525	9,550	9,525	9,475
1953.....	9,400	9,600	9,800	10,000	9,900	10,000	10,125	10,175	10,200	10,175	9,975	10,000	9,950
1954.....	9,750	9,800	10,075	10,600	10,850	10,750	10,850	10,750	10,675	10,800	10,850	11,075	10,625
1955.....	10,575	11,125	11,250	11,250	11,400	11,400	11,475	11,425	11,525	11,575	11,575	11,625	11,350
Percent change, 1954 to 1955													
	+ 8.5	+13.5	+11.7	+ 6.1	+ 5.1	+ 6.0	+ 5.8	+ 6.3	+ 8.0	+ 7.2	+ 6.7	+ 5.0	+ 6.8

Source: Department of Labor.

Table 9.--New Nonfarm Dwelling Units Started, by Region ¹

Region	Number of new dwelling units (in thousands)										Percent change, year 1954-55	
	1954	1955								Annual total		
	Dec.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	1954		1955
TOTAL	90.6	137.6	134.5	122.7	124.7	114.9	105.8	89.2	76.2	1,220.4	1,328.9	+ 8.9
Northeast	15.3	30.3	30.2	27.1	24.9	23.4	23.5	17.7	14.3	243.1	273.1	+12.3
North Central....	20.0	40.0	39.3	35.6	38.0	34.4	29.4	23.0	15.6	325.8	356.0	+ 9.3
South	28.0	37.4	36.6	32.7	34.8	31.9	28.5	27.8	27.7	359.7	389.0	+ 8.1
West	27.3	29.9	28.4	27.3	27.0	25.2	24.4	20.7	18.6	291.8	310.8	+ 6.5

Source: Department of Labor. ¹ Composition of regions, and nonfarm population distribution by region, are shown below table 2.

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Table 10.--New Private Nonfarm Dwelling Units: Mortgages Applied for, Appraisals Requested, and Units Started Under FHA and VA Programs

Period	FHA-assisted units		VA-assisted units		Nonfarm dwelling units started		
	In applications	Started (in thousands)	In appraisal requests	Started (in thousands)	U. S. total	FHA- assisted	VA- assisted
NUMBER OF DWELLING UNITS					PERCENT DISTRIBUTION		
Year: 1950	627,927	486.7	(1)	200.0	100	36	15
1951	268,740	263.5	164,365	148.6	100	26	15
1952	323,923	280.0	226,299	141.3	100	26	13
1953	327,323	252.0	251,437	156.6	100	24	15
1954	383,334	276.3	535,412	307.0	100	23	26
1955	314,868	277.1	620,776	391.8	100	21	30
First 3 mos., 1955	91,217	61.0	182,335	84.0	100	21	29
First 3 mos., 1956	62,747	43.1	103,929	60.9	100	18	25
1955: March	36,622	23.8	71,939	29.9	100	21	27
April	33,412	25.8	65,856	34.5	100	20	26
May	31,111	28.0	69,280	37.8	100	21	28
June	32,521	32.1	52,424	39.5	100	24	30
July	25,033	26.0	51,412	37.4	100	21	31
August	27,294	26.9	55,974	40.8	100	22	33
September	23,840	24.7	45,063	33.4	100	22	29
October	19,836	18.8	43,143	34.8	100	18	33
November	16,921	17.9	30,397	28.1	100	20	32
December	13,683	16.2	24,892	21.6	100	22	29
1956: January	16,181	13.0	29,284	23.0	100	18	32
February	20,190	13.5	37,134	17.4	100	18	23
March	26,376	17.0	37,511	20.6	100	18	22
Percent change							
First 3 mos., 1955-56	-31	-29	-43	-27			

Source: Table Compiled by Department of Labor from data reported by the Federal Housing Administration (FHFA) and the Veterans Administration.

¹ Not available.

Table 11.--Nonfarm Mortgage Recordings of \$20,000 or Less: Number and Average Amount, and Total Amount by Type of Lender

Period	Total number (in thou- sands)	Average amount (dollars)	Total amount (in millions of dollars) recorded by--						
			All lenders	Savings and loan associations	Insurance companies	Commercial banks	Mutual savings banks	Individuals	All other lenders
Year: 1950	3,032	5,335	16,179	5,060	1,618	3,365	1,064	2,299	2,774
1951	2,878	5,701	16,405	5,295	1,615	3,370	1,013	2,539	2,572
1952	3,028	5,950	18,018	6,452	1,420	3,600	1,137	2,758	2,651
1953	3,164	6,241	19,747	7,365	1,480	3,680	1,327	2,841	3,055
1954	3,458	6,644	22,974	8,312	1,768	4,239	1,501	2,882	4,272
1955	3,913	7,279	28,484	10,452	1,932	5,617	1,858	3,362	5,265
First 2 mos., 1955	561	7,099	3,982	1,390	315	744	244	474	815
First 2 mos., 1956	553	7,425	4,109	1,365	284	857	258	544	801
1955: February	277	7,077	1,958	702	151	365	116	228	396
March	343	7,153	2,455	928	174	458	134	303	459
April	328	7,182	2,357	900	165	456	136	276	424
May	344	7,215	2,483	950	163	482	153	286	449
June	360	7,312	2,636	1,024	174	516	171	301	449
July	335	7,348	2,463	953	161	472	168	283	425
August	366	7,362	2,697	1,060	163	541	179	310	463
September	342	7,377	2,522	946	155	505	168	292	456
October	326	7,320	2,387	835	153	505	167	285	441
November	314	7,380	2,316	765	152	499	171	285	443
December	293	7,457	2,188	700	156	457	166	268	441
1956: January	275	7,483	2,059	665	148	435	131	275	406
February	278	7,368	2,050	700	136	421	127	270	395
Percent change									
First 2 mos., 1955-56	-1	+5	+3	-2	-10	+15	+6	+15	-2

Source: Table compiled by Department of Labor from data reported by the Home Loan Bank Board (HLBB).

Part III--Building Permits

Table 12--Building Permit Activity: Current Summary, by Type of Building Construction

Type of building construction	Valuation (in millions of dollars)						Percent change, Mar. 1955-56
	1956			1955	First 3 months		
	Mar.	Feb.	Jan.	Mar.	1956	1955	
All building construction ¹	1,665.7	1,297.1	1,179.1	1,792.2	4,141.9	4,174.7	- 7
Private	1,526.1	1,175.1	1,055.7	1,637.0	3,756.9	3,783.8	- 7
Public	139.6	122.0	123.3	155.2	384.9	390.9	-10
New dwelling units ²	1,005.1	740.8	634.6	1,135.0	2,380.5	2,591.7	-11
Number of new dwelling units	(95, 858)	(71, 105)	(62, 816)	(115, 403)	(229, 779)	(271, 831)	-17
New nonresidential building	497.3	430.3	423.2	493.6	1,350.8	1,200.5	+ 1
Commercial buildings	157.6	145.4	136.4	146.9	439.4	371.2	+ 7
Stores and other mercantile buildings	91.3	73.2	64.0	86.5	228.5	211.6	+ 6
All other commercial buildings	66.3	72.2	72.4	60.4	210.9	159.6	+10
Community buildings.....	155.4	153.9	150.3	186.5	459.6	440.3	-17
Industrial buildings.....	106.3	77.1	79.9	73.2	263.3	167.7	+45
All other nonresidential buildings	78.0	54.0	56.6	87.0	188.6	221.4	-10
Additions, alterations, and repairs.....	150.3	115.9	113.6	145.7	379.8	341.3	+ 3

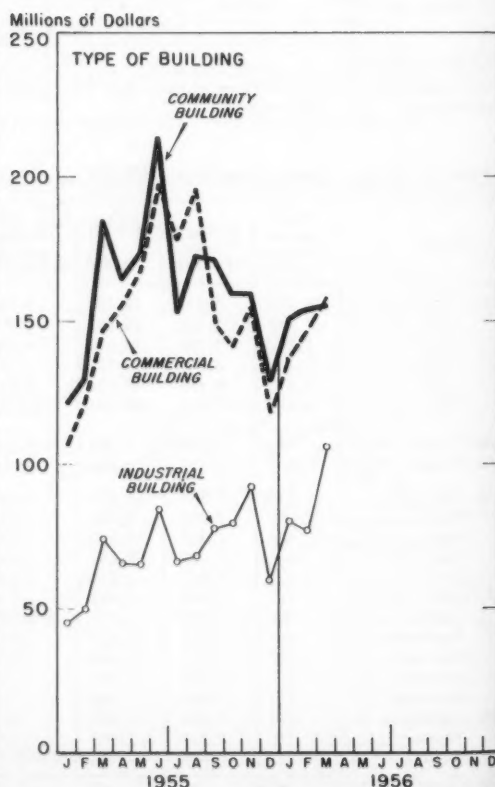
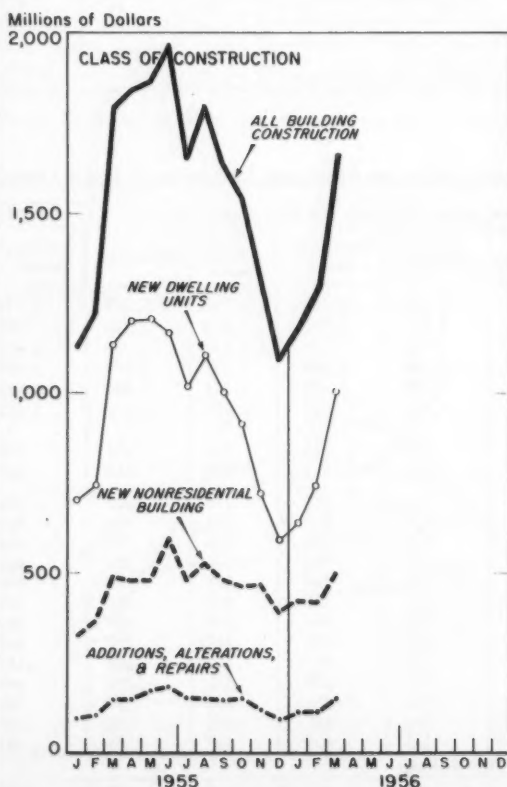
Source: Department of Labor.

¹ Includes new nonhousekeeping residential building, not shown separately.

² Housekeeping only.

Chart 5

Building Permit Activity



SOURCE: DEPARTMENT OF LABOR

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Table 13.--Building Permit Activity: Valuation, by Type of Building Construction and Region¹

Type of building construction	Valuation (in millions of dollars)						Percent change, 1st 2 months 1955-56
	1955		1956		First 2 months		
	Feb.	Dec.	Jan.	Feb.	1955	1956	
	UNITED STATES						
All building construction ²	1,226.6	1,087.1	1,179.1	1,297.1	2,382.5	2,476.2	+ 4
New dwelling units ³	746.0	595.0	634.6	740.8	1,456.7	1,375.4	- 6
New nonresidential building	365.6	387.1	423.2	430.3	706.9	853.5	+21
Commercial buildings	123.4	118.5	136.4	145.4	224.3	281.8	+26
Amusement buildings	12.6	4.7	6.7	5.7	18.8	12.4	-34
Commercial garages	2.7	4.1	2.8	4.1	7.7	6.9	-10
Gasoline and service stations	8.5	9.6	9.8	11.1	17.2	20.9	+22
Office buildings	31.7	33.4	53.2	51.2	55.4	104.4	+88
Stores and other mercantile bldgs..	68.0	66.8	64.0	73.2	125.1	137.2	+10
Community buildings	130.2	131.0	150.3	153.9	253.8	304.2	+20
Educational buildings	85.2	94.3	107.9	110.8	164.9	218.7	+33
Institutional buildings	22.9	13.1	17.5	14.0	44.6	31.5	-29
Religious buildings	22.2	23.6	24.9	29.0	44.3	53.9	+22
Garages, private residential	5.5	6.2	6.0	6.5	11.2	12.5	+12
Industrial buildings	49.8	59.5	79.9	77.1	94.5	157.0	+66
Public buildings	16.2	26.2	19.3	10.8	57.1	30.1	-47
Public utilities buildings	28.5	31.5	18.4	14.3	42.0	32.7	-22
All other nonresidential buildings	11.9	14.1	12.9	22.3	24.0	35.2	+47
Additions, alterations, and repairs	100.7	95.6	113.6	115.9	195.6	229.5	+17
	Northeast						
All building construction ²	223.3	236.7	214.0	266.8	473.6	480.8	+ 2
New dwelling units ³	126.9	131.6	114.8	145.2	268.7	260.0	- 3
New nonresidential building	73.4	81.2	77.4	96.3	160.4	173.7	+ 8
Commercial buildings	22.4	26.7	24.4	29.0	40.9	53.4	+31
Amusement buildings .....	.5	.6	1.6	.8	2.5	2.4	- 4
Commercial garages .....	.8	1.5	.5	2.4	3.7	2.9	-22
Gasoline and service stations	1.4	2.1	1.4	2.2	2.6	3.6	+38
Office buildings	9.2	9.9	8.4	10.7	13.3	19.1	+44
Stores and other mercantile bldgs..	10.6	12.6	12.5	12.9	18.8	25.4	+35
Community buildings	28.8	27.2	38.2	34.8	75.4	73.0	- 3
Educational buildings	22.2	21.0	27.8	29.0	54.7	56.8	+ 4
Institutional buildings	1.5	1.4	4.6	.6	11.4	5.2	-54
Religious buildings	5.1	4.8	5.8	5.1	9.3	10.9	+17
Garages, private residential	1.1	1.6	1.0	1.4	2.4	2.4	0
Industrial buildings	13.4	14.9	9.6	22.6	21.4	32.2	+50
Public buildings .....	.3	3.4	1.2	2.3	7.1	3.5	-51
Public utilities buildings	3.2	5.3	1.3	2.7	6.0	4.0	-33
All other nonresidential buildings	4.2	2.0	1.6	3.4	7.2	5.0	-31
Additions, alterations, and repairs	20.6	21.8	20.5	23.4	40.3	43.9	+ 9
	North Central						
All building construction ²	313.6	283.2	283.8	331.5	552.8	615.3	+11
New dwelling units ³	183.2	145.7	157.7	191.6	326.2	349.3	+ 7
New nonresidential building	107.6	112.1	97.2	108.1	181.9	205.3	+13
Commercial buildings	29.1	23.6	27.4	39.1	56.4	66.5	+18
Amusement buildings	1.2	1.2	1.1	2.3	3.9	3.4	-13
Commercial garages .....	.4	.8	.6	.9	.8	1.5	+88
Gasoline and service stations	2.2	2.3	2.8	2.5	4.4	5.3	+20
Office buildings	6.8	8.4	7.3	10.7	11.7	18.0	+54
Stores and other mercantile bldgs..	18.5	10.8	15.7	22.7	35.6	38.4	+ 8
Community buildings	50.9	40.4	36.2	36.5	72.0	72.7	+ 1
Educational buildings	33.2	28.1	25.6	25.7	45.9	51.3	+12
Institutional buildings	12.4	5.6	5.1	2.7	13.9	7.8	-44
Religious buildings	5.3	6.7	5.4	8.1	12.2	13.5	+11
Garages, private residential	1.5	2.0	1.7	1.8	3.0	3.5	+17
Industrial buildings	11.1	25.3	23.5	18.6	26.4	42.1	+59
Public buildings	8.1	9.2	4.6	5.7	10.0	10.3	+ 3
Public utilities buildings	6.0	9.6	2.5	4.6	12.3	7.1	-42
All other nonresidential buildings	1.0	1.9	1.3	1.9	1.8	3.2	+78
Additions, alterations, and repairs	22.1	23.8	27.8	29.2	42.8	57.0	+33

See footnotes at end of table.

CONSTRUCTION REVIEW

Table 13.--Building Permit Activity: Valuation, by Type of Building Construction and Region¹--Continued

Type of building construction	Valuation (in millions of dollars)						Percent change, 1st 2 months 1955-56
	1955		1956		First 2 months		
	Feb.	Dec.	Jan.	Feb.	1955	1956	
	South						
All building construction ²	378.8	293.6	328.8	352.8	747.9	681.6	- 9
New dwelling units ³	226.6	160.2	174.2	197.1	440.5	371.3	-16
New nonresidential building.....	113.7	103.7	116.7	121.6	235.3	238.3	+ 1
Commercial buildings.....	44.8	40.3	53.8	48.5	75.7	102.3	+35
Amusement buildings.....	7.9	2.1	1.1	1.5	8.9	2.6	-71
Commercial garages.....	1.3	1.4	.6	.3	2.6	.9	-65
Gasoline and service stations.....	3.3	3.5	4.0	4.0	6.7	8.0	+19
Office buildings.....	10.7	6.6	25.7	21.5	18.8	47.2	+151
Stores and other mercantile bldgs..	21.5	26.7	22.5	21.1	38.8	43.6	+12
Community buildings.....	32.2	34.7	34.6	46.7	70.9	81.3	+15
Educational buildings.....	16.8	22.7	22.8	25.7	37.9	48.5	+28
Institutional buildings.....	6.7	3.5	3.2	10.1	16.2	13.3	-18
Religious buildings.....	8.7	8.5	8.6	10.9	16.8	19.5	+16
Garages, private residential.....	1.2	1.0	1.2	1.3	2.3	2.5	+ 9
Industrial buildings.....	13.3	8.6	8.8	17.3	25.1	26.1	+ 4
Public buildings.....	1.9	6.6	4.8	2.0	32.7	6.8	-79
Public utilities buildings.....	17.5	7.1	10.6	3.6	21.1	14.2	-33
All other nonresidential buildings.....	2.8	5.5	2.9	2.3	7.4	5.2	-30
Additions, alterations, and repairs.....	32.3	26.1	36.1	32.8	64.1	68.9	+ 7
	West						
All building construction ²	310.9	273.6	352.4	346.0	608.2	698.4	+15
New dwelling units ³	209.3	157.4	187.9	206.8	421.3	394.7	- 6
New nonresidential building.....	71.0	90.1	131.9	104.3	129.4	236.2	+83
Commercial buildings.....	27.2	27.9	30.7	28.8	51.2	59.5	+16
Amusement buildings.....	3.0	.7	2.9	1.1	3.6	4.0	+11
Commercial garages.....	.3	.4	1.1	.6	.6	1.7	+183
Gasoline and service stations.....	1.6	1.5	1.6	2.4	3.5	4.0	+14
Office buildings.....	4.9	8.5	11.9	8.2	11.7	20.1	+72
Stores and other mercantile bldgs..	17.4	16.7	13.3	16.4	31.9	29.7	- 7
Community buildings.....	18.3	28.8	41.4	36.0	35.5	77.4	+118
Educational buildings.....	13.0	22.5	31.7	30.5	26.4	62.2	+136
Institutional buildings.....	2.3	2.5	4.6	.6	3.1	5.2	+68
Religious buildings.....	3.0	3.7	5.1	4.8	6.0	9.9	+65
Garages, private residential.....	1.7	1.6	2.1	2.0	3.5	4.1	+17
Industrial buildings.....	12.0	10.6	38.0	18.6	21.6	56.6	+162
Public buildings.....	5.9	7.0	8.7	.9	7.3	9.6	+32
Public utilities buildings.....	1.9	9.4	4.0	3.5	2.6	7.5	+188
All other nonresidential buildings.....	4.0	4.7	7.0	14.7	7.7	21.7	+182
Additions, alterations, and repairs.....	25.6	23.9	29.2	30.6	48.5	59.8	+23

Source: Department of Labor.

¹ Composition of regions, and nonfarm population distribution by region, are shown below table 2.

cludes new nonhousekeeping residential building, not shown separately.

² Includes housekeeping only.³ In-

Table 13-A.—Building Permit Activity: Metropolitan-Area Valuation as Percent of U. S. Total, and Percent in and Outside the Central Cities, by Type of Building Construction and Region, 1954-55¹

Type of building construction	Valuation, all places (Millions of dollars)		Percent in metropolitan areas		Metropolitan areas					
					Valuation (Millions of dollars)		Percent of valuation--			
	1954	1955	1954	1955	1954	1955	In central cities		Outside central cities	
	1954	1955	1954	1955	1954	1955	1954	1955	1954	1955
UNITED STATES										
All building construction ²	16,485.8	18,918.4	80	80	13,180.7	15,090.5	39	37	61	63
New dwelling units ³	9,855.6	11,525.3	82	81	8,107.3	9,347.3	30	28	70	72
New nonresidential building	5,024.1	5,585.1	76	78	3,836.9	4,345.8	50	49	50	51
Commercial buildings	1,591.4	1,854.1	80	80	1,280.1	1,491.8	55	56	45	44
Amusement buildings	97.6	99.4	74	76	72.3	76.0	57	56	43	44
Commercial garages	60.1	66.7	87	86	52.4	57.6	77	80	23	20
Gasoline and service stations	119.9	140.0	62	62	74.2	87.3	45	44	55	56
Office buildings	454.1	553.0	87	86	393.4	474.6	69	75	31	25
Stores and other mercantile bldgs.	859.6	994.9	80	80	687.8	796.3	46	44	54	56
Community buildings	1,875.3	1,941.1	73	75	1,365.2	1,453.3	53	49	47	51
Educational buildings	1,177.7	1,239.1	72	74	845.4	917.9	47	43	53	57
Institutional buildings	336.2	306.5	75	81	253.8	246.8	74	69	26	31
Religious buildings	361.5	395.5	74	73	266.0	288.6	53	50	47	50
Garages, private residential	166.4	187.6	79	80	131.6	150.2	36	34	64	66
Industrial buildings	662.3	833.4	80	81	528.8	675.1	35	35	65	65
Public buildings	318.1	304.9	70	79	223.0	239.8	54	50	46	50
Public utilities buildings	209.4	273.1	74	70	155.2	191.4	48	59	52	41
All other nonresidential buildings	201.1	190.9	76	76	153.0	144.3	49	44	51	56
Additions, alterations, and repairs	1,469.9	1,647.7	79	79	1,155.4	1,303.7	61	60	39	40
Northeast										
All building construction ²	3,663.9	4,125.0	90	89	3,279.7	3,673.5	31	29	69	71
New dwelling units ³	2,159.1	2,496.9	90	89	1,935.8	2,228.9	22	21	78	79
New nonresidential building	1,149.6	1,232.3	90	90	1,037.7	1,104.1	42	40	58	60
Commercial buildings	355.6	427.9	92	92	325.5	394.0	46	50	54	50
Amusement buildings	23.1	16.3	80	87	18.4	14.2	43	26	57	74
Commercial garages	17.7	16.4	89	90	15.8	14.8	62	66	38	34
Gasoline and service stations	20.9	23.6	83	81	17.3	19.2	31	29	69	71
Office buildings	128.2	182.4	97	98	123.9	178.3	64	76	36	24
Stores and other mercantile bldgs.	165.7	189.2	91	89	150.0	167.6	31	24	69	76
Community buildings	439.4	437.4	89	89	390.3	391.1	41	42	59	58
Educational buildings	281.2	291.7	88	88	248.4	257.8	39	43	61	57
Institutional buildings	86.4	56.7	90	94	77.8	53.4	55	45	45	55
Religious buildings	71.9	89.0	89	90	64.1	79.9	32	36	68	64
Garages, private residential	38.6	40.3	83	83	31.9	33.5	14	14	86	86
Industrial buildings	156.1	194.2	93	87	145.2	168.4	31	19	69	81
Public buildings	91.1	36.3	91	90	83.3	32.5	67	39	33	61
Public utilities buildings	31.0	52.9	88	84	27.4	44.5	34	33	66	67
All other nonresidential buildings....	37.9	43.3	90	93	34.0	40.2	40	50	60	50
Additions, alterations, and repairs	336.6	364.8	88	88	294.6	320.1	51	45	49	55
North Central										
All building construction ²	4,838.1	5,707.2	81	81	3,922.0	4,610.0	36	35	64	65
New dwelling units ³	2,905.8	3,486.6	84	82	2,432.5	2,876.2	26	24	74	76
New nonresidential building	1,493.0	1,744.4	77	78	1,147.2	1,358.3	48	49	52	51
Commercial buildings	446.1	491.4	82	81	366.6	397.5	49	57	51	43
Amusement buildings	28.3	31.5	75	80	21.2	25.2	66	60	34	40
Commercial garages	23.9	23.7	91	90	21.7	21.3	85	89	15	11
Gasoline and service stations	38.1	43.0	64	65	24.4	28.0	48	46	52	54
Office buildings	113.8	126.6	87	83	98.6	104.6	53	72	47	28
Stores and other mercantile bldgs.	242.0	266.6	83	82	200.7	218.4	41	47	59	53
Community buildings	528.5	639.5	70	74	372.3	470.8	54	48	46	52
Educational buildings	336.9	394.1	69	72	231.7	284.6	46	40	54	60
Institutional buildings	81.7	120.0	73	81	59.6	97.3	89	75	11	25
Religious buildings	109.9	125.4	74	71	81.0	88.9	54	47	46	53
Garages, private residential	81.6	97.6	81	82	66.0	80.2	38	35	62	65
Industrial buildings	222.2	315.1	83	82	184.4	257.0	33	42	67	58
Public buildings	73.2	80.5	77	84	56.3	67.4	58	32	42	68
Public utilities buildings	90.7	92.9	71	69	64.8	64.5	41	64	59	36
All other nonresidential buildings	50.6	27.2	72	77	36.6	20.9	71	50	29	50
Additions, alterations, and repairs	404.1	447.9	78	80	316.5	356.6	64	63	36	37

See footnotes at end of table.

CONSTRUCTION REVIEW

Table 13-A.--Building Permit Activity: Metropolitan-Area Valuation as Percent of U. S. Total, and Percent in and Outside the Central Cities, by Type of Building Construction and Region, 1954-55¹--Continued

Type of building construction	Valuation, all places (Millions of dollars)		Percent in metropolitan areas		Metropolitan areas					
					Valuation (Millions of dollars)		Percent of valuation--			
	1954	1955	1954	1955	1954	1955	In central cities		Outside central cities	
							1954	1955	1954	1955
South										
All building construction ²	4,144.7	4,660.1	72	71	2,965.5	3,298.1	56	54	44	46
New dwelling units ³	2,339.5	2,696.1	74	71	1,728.8	1,922.2	46	43	54	57
New nonresidential building	1,374.9	1,452.6	67	69	925.7	1,006.8	68	67	32	33
Commercial buildings	473.1	528.5	73	73	347.2	387.6	75	71	25	29
Amusement buildings	26.5	33.2	72	70	19.2	23.1	73	76	27	24
Commercial garages	10.7	19.4	80	86	8.6	16.6	82	88	18	12
Gasoline and service stations	37.2	46.2	52	53	19.5	24.7	59	59	41	41
Office buildings	127.9	130.9	82	77	105.0	100.6	94	87	6	13
Stores and other mercantile bldgs.	270.7	298.8	72	75	194.8	222.7	67	63	33	37
Community buildings	540.8	504.5	66	66	354.6	331.2	71	67	29	33
Educational buildings	293.9	292.3	63	64	184.8	188.3	63	61	37	39
Institutional buildings	123.8	82.6	71	68	88.4	56.5	88	80	12	20
Religious buildings	123.0	129.7	66	67	81.5	86.5	73	71	27	29
Garages, private residential	17.4	19.0	71	73	12.4	13.8	55	54	45	46
Industrial buildings	167.0	149.5	60	68	100.4	102.3	47	55	53	45
Public buildings	79.6	107.7	55	77	43.4	82.4	35	67	65	33
Public utilities buildings	50.5	86.8	80	67	40.6	58.2	81	79	19	21
All other nonresidential buildings	46.5	56.6	58	55	27.0	31.2	54	45	46	55
Additions, alterations, and repairs	391.9	451.1	72	73	282.3	330.9	77	78	23	22
West										
All building construction ²	3,839.1	4,426.1	78	79	3,013.5	3,508.9	34	31	66	69
New dwelling units ³	2,451.2	2,845.7	82	82	2,010.1	2,320.0	28	25	72	75
New nonresidential building	1,006.6	1,155.7	72	76	726.4	876.6	43	40	57	60
Commercial buildings	316.7	406.3	76	77	240.7	312.6	48	46	52	54
Amusement buildings	19.8	18.4	68	73	13.4	13.4	37	43	63	57
Commercial garages	7.7	7.1	82	70	6.3	5.0	82	56	18	44
Gasoline and service stations	23.7	27.3	55	57	13.0	15.5	39	36	61	64
Office buildings	84.3	113.2	78	80	65.8	91.1	63	66	37	34
Stores and other mercantile bldgs.	181.2	240.3	78	78	142.2	187.7	41	37	59	63
Community buildings	366.6	359.6	68	72	247.9	260.1	45	38	55	62
Educational buildings	265.7	261.0	68	72	180.4	187.2	43	32	57	68
Institutional buildings	44.3	47.2	63	84	28.0	39.6	57	69	43	31
Religious buildings	56.6	51.4	70	65	39.4	33.4	45	37	55	63
Garages, private residential	28.8	30.7	74	74	21.3	22.7	50	44	50	56
Industrial buildings	117.0	174.5	84	85	98.7	147.5	33	27	67	73
Public buildings	74.2	80.3	54	71	40.0	57.4	40	55	60	45
Public utilities buildings	37.2	40.5	60	60	22.4	24.2	25	47	75	53
All other nonresidential buildings	66.1	63.8	84	82	55.4	52.0	37	35	63	65
Additions, alterations, and repairs	337.3	383.9	78	77	262.0	296.1	53	53	47	47

Source: Department of Labor. ¹ Composition of regions, and nonfarm population distribution by region, are shown below table 2. ² Includes new nonhousekeeping residential building, not shown separately. ³ Housekeeping only.

Table 14.--Building Permit Activity: Number of Nonresidential Buildings, by Type of Building

Type of building	1955					1956		1954	1955
	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Feb.	Feb.
Amusement buildings	185	165	129	193	92	105	140	129	159
Commercial garages	230	218	233	192	143	127	125	158	189
Educational buildings	403	450	350	323	342	388	389	330	349
Garages, private residential	25,366	28,641	23,170	14,341	6,882	6,758	7,233	8,335	6,674
Gasoline and service stations	945	866	833	682	660	643	758	538	598
Industrial buildings	1,236	1,231	1,256	1,184	938	1,080	1,093	654	894
Institutional buildings	106	68	98	77	49	62	50	47	75
Office buildings	631	765	566	521	434	512	581	326	451
Religious buildings	525	479	447	416	301	315	359	346	351
Stores & other mercantile bldgs. ..	3,265	2,735	2,799	2,380	2,056	2,137	2,266	2,448	2,421

Source: Department of Labor.

Table 15.—Building Permit Activity: Valuation and Number of New Dwelling Units, by Type of Structure, Public-Private Ownership, and Region ¹

(Housekeeping units only)

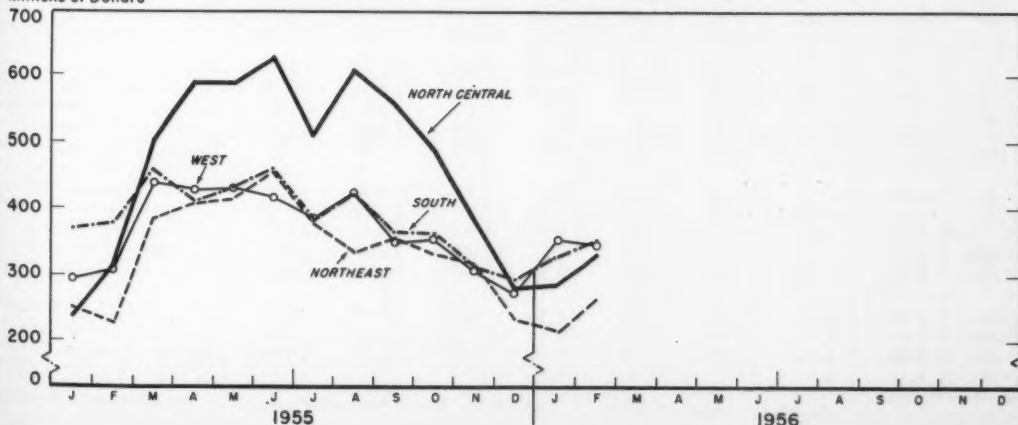
Ownership and type of structure	Valuation (in millions of dollars)					Number of dwelling units				
	1955		1956		First 2 months	1955		1956		First 2 months
	Feb.	Jan.	Feb.	1955	1956	Feb.	Jan.	Feb.	1955	1956
UNITED STATES										
All new dwelling units..	746.0	634.6	740.8	1,456.7	1,375.4	79,053	62,816	71,105	156,428	133,921
Privately owned	726.0	624.9	733.1	1,434.0	1,358.0	76,997	61,797	70,194	154,043	131,991
1-family	674.2	581.3	672.8	1,330.3	1,254.1	67,819	54,562	61,693	136,201	116,255
2-4 family	21.5	18.9	22.1	40.6	41.0	3,804	3,040	3,441	7,127	6,481
5-or-more family	30.3	24.7	38.2	63.2	62.9	5,374	4,195	5,060	10,715	9,255
Publicly owned	20.0	9.7	7.7	22.7	17.4	2,056	1,019	911	2,385	1,930
Northeast										
All new dwelling units..	126.9	114.8	145.2	268.7	260.0	12,820	11,042	13,676	27,047	24,718
Privately owned	125.2	106.0	141.1	265.9	247.1	12,629	10,135	13,166	26,752	23,301
1-family	110.2	94.0	126.8	230.6	220.8	10,568	8,406	11,277	22,125	19,683
2-4 family	3.1	3.5	5.6	6.1	9.1	478	488	841	931	1,329
5-or-more family	11.9	8.5	8.7	29.2	17.2	1,583	1,241	1,048	3,696	2,289
Publicly owned	1.7	8.8	4.1	2.8	12.9	191	907	510	295	1,417
North Central										
All new dwelling units..	183.2	157.7	191.6	326.2	349.3	16,116	13,227	15,305	29,305	28,532
Privately owned	176.7	157.7	189.5	319.7	347.2	15,456	13,227	15,064	28,645	28,291
1-family	170.0	150.4	178.7	306.4	329.1	14,550	12,390	14,010	26,856	26,400
2-4 family	5.0	4.6	5.6	8.9	10.2	616	478	604	1,073	1,082
5-or-more family	1.6	2.8	5.2	4.4	8.0	290	359	450	716	809
Publicly owned	6.5	0	2.1	6.5	2.1	660	0	241	660	241
South										
All new dwelling units..	226.6	174.2	197.1	440.5	371.3	27,289	19,567	21,219	53,845	40,786
Privately owned	223.1	173.4	195.7	437.0	369.1	26,884	19,465	21,059	53,440	40,524
1-family	212.0	166.1	178.4	416.6	344.5	24,249	17,823	18,794	48,586	36,617
2-4 family	5.6	4.5	4.5	10.6	9.0	1,299	991	907	2,421	1,898
5-or-more family	5.5	2.8	12.8	9.8	15.6	1,336	651	1,358	2,433	2,009
Publicly owned	3.5	.9	1.5	3.5	2.4	405	102	160	405	262
West										
All new dwelling units..	209.3	187.9	206.8	421.3	394.7	22,828	18,980	20,905	46,231	39,885
Privately owned	201.1	187.8	206.8	411.5	394.6	22,028	18,970	20,905	45,206	39,875
1-family	182.0	170.8	188.8	376.7	359.6	18,452	15,943	17,612	38,634	33,555
2-4 family	7.8	6.3	6.4	15.0	12.7	1,411	1,083	1,089	2,702	2,172
5-or-more family	11.2	10.7	11.6	19.9	22.3	2,165	1,944	2,204	3,870	4,148
Publicly owned	8.2	(2)	0	9.9	(2)	800	10	0	1,025	10

Source: Department of Labor.
than \$50,000.¹ Composition of regions, and nonfarm population distribution by region, are shown below table 2. ² Less

Chart 6.

Building Permit Activity, By Regions

Millions of Dollars



SOURCE: DEPARTMENT OF LABOR.

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CONSTRUCTION REVIEW

Table 15-A.—Building Permit Activity: Metropolitan-Area Dwelling Units as Percent of U. S. Total, and Percent in and Outside the Central Cities, by Ownership, Type of Structure, and Region, 1954-55¹

Ownership and type of structure	Number of new dwelling units, all places		Percent in metropolitan areas		Metropolitan areas					
					Number of new dwelling units		Percent of dwelling units--			
			In central cities				Outside central cities			
	1954	1955	1954	1955	1954	1955	1954	1955	1954	1955
UNITED STATES										
All new dwelling units	1,074,512	1,147,434	80	79	860,736	907,813	33	31	67	69
Privately owned	1,056,507	1,131,577	80	79	843,570	892,768	31	30	69	70
1-family	927,822	1,013,820	78	78	726,997	787,650	27	25	73	75
2-4 family	50,669	46,247	83	82	42,054	37,697	49	54	51	46
5-or-more family	78,016	71,510	96	94	74,519	67,421	66	68	34	32
Publicly owned	18,005	15,857	95	95	17,166	15,045	95	89	5	11
Northeast										
All new dwelling units	222,086	242,140	88	88	196,249	213,123	25	25	75	75
Privately owned	213,099	232,923	88	88	187,655	204,006	22	22	78	78
1-family	179,408	201,965	87	86	155,331	174,118	13	14	87	86
2-4 family	8,726	8,521	89	91	7,788	7,782	49	60	51	40
5-or-more family	24,965	22,437	98	99	24,536	22,106	70	72	30	28
Publicly owned	8,987	9,217	96	99	8,594	9,117	94	98	6	2
North Central										
All new dwelling units	272,344	298,318	82	81	222,470	240,337	29	29	71	71
Privately owned	268,169	294,816	81	80	218,441	237,131	28	28	72	72
1-family	250,023	276,920	81	80	201,789	220,774	25	25	75	75
2-4 family	9,307	9,181	87	86	8,137	7,933	59	61	41	39
5-or-more family	8,839	8,715	96	97	8,515	8,424	69	78	31	22
Publicly owned	4,175	3,502	97	92	4,029	3,206	98	99	2	(2)
South										
All new dwelling units	297,664	309,091	72	69	213,556	214,222	48	45	52	55
Privately owned	294,798	307,546	72	69	210,975	213,007	47	45	53	55
1-family	262,393	279,663	70	68	183,791	190,820	44	42	56	58
2-4 family	14,223	13,076	75	70	10,625	9,172	73	75	27	25
5-or-more family	18,182	14,807	91	88	16,559	13,015	68	71	32	29
Publicly owned	2,866	1,545	90	79	2,581	1,215	90	73	10	27
West										
All new dwelling units	282,418	297,885	81	81	228,461	240,131	28	25	72	75
Privately owned	280,441	296,292	81	81	226,499	238,624	27	25	73	75
1-family	235,998	255,272	79	79	186,086	201,938	23	21	77	79
2-4 family	18,413	15,469	84	83	15,504	12,810	27	30	73	70
5-or-more family	26,030	25,551	96	93	24,909	23,876	60	58	40	42
Publicly owned	1,977	1,593	99	95	1,962	1,507	98	30	2	70

Source: Department of Labor.
than one-half of 1 percent.¹Composition of regions, and nonfarm population distribution by region, are shown below table 2. ²Less

Table 16.--Building Permit Activity: Valuation, by Metropolitan-Nonmetropolitan Location and by State

(Millions of dollars)

State	1955							1956	Percent change, Jan. 1955-56
	Jan.	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	
ALL STATES	1,155.8	1,653.4	1,793.7	1,633.5	1,543.0	1,322.8	1,087.1	1,179.1	+ 2
Metropolitan areas	955.1	1,322.4	1,433.0	1,275.4	1,210.2	1,027.5	869.9	930.5	- 3
Nonmetropolitan areas	200.7	331.0	360.7	358.1	332.8	295.3	217.2	248.6	+24
Alabama	9.9	13.4	13.6	17.8	14.1	12.1	10.0	13.8	+39
Arizona	12.1	11.2	15.8	11.1	12.0	12.8	15.7	11.0	- 9
Arkansas	4.1	4.0	6.4	3.7	4.9	4.1	2.9	3.4	-17
California	206.7	263.8	296.6	237.5	249.6	217.9	192.5	241.7	+17
Colorado	23.1	27.9	24.4	22.7	26.0	20.7	15.9	19.1	-17
Connecticut	17.1	31.3	30.6	34.1	23.9	29.0	22.1	16.6	- 3
Delaware	2.9	8.1	3.6	7.5	6.3	3.5	2.2	5.9	+103
District of Columbia	22.2	4.9	3.3	7.8	6.2	1.4	1.8	2.7	-88
Florida	57.2	56.8	76.8	57.4	67.6	57.0	51.6	61.9	+ 8
Georgia	24.7	28.8	28.6	21.9	16.2	30.3	12.5	18.5	-25
Idaho .....	.7	3.0	3.2	4.1	3.2	3.1	2.3	1.3	+86
Illinois	49.8	109.2	137.7	135.3	99.7	81.2	59.5	77.5	+56
Indiana	18.2	38.2	29.7	40.9	30.2	32.8	19.0	19.9	+ 9
Iowa	5.5	16.2	16.9	15.3	17.4	12.2	7.3	5.8	+ 5
Kansas	9.5	12.9	13.7	12.1	30.0	10.9	7.7	9.8	+ 3
Kentucky	10.7	17.5	22.8	17.4	13.0	10.8	24.9	6.4	-40
Louisiana	27.1	19.9	25.4	24.5	21.2	19.4	16.0	23.9	-12
Maine .....	.5	2.4	2.9	2.8	3.3	3.1	2.5	1.8	+260
Maryland	35.6	39.2	41.3	37.4	30.8	30.6	32.1	23.5	-34
Massachusetts	20.4	46.9	35.9	40.8	43.2	29.1	24.3	24.7	+21
Michigan	54.8	101.1	124.3	109.9	109.1	71.8	59.4	52.1	- 5
Minnesota	12.8	33.7	45.9	43.5	32.0	25.9	14.3	11.2	-13
Mississippi	3.3	4.0	4.3	3.9	3.9	3.0	3.2	3.8	+15
Missouri	19.0	30.5	33.7	33.9	26.5	22.6	19.9	17.4	- 8
Montana	1.3	4.8	4.8	5.3	3.8	2.1	2.3	1.2	- 8
Nebraska	3.2	7.2	7.7	8.3	8.5	5.2	7.0	3.1	- 3
Nevada	6.2	6.0	3.8	4.6	5.1	6.3	7.4	3.7	-40
New Hampshire .....	.9	6.3	6.7	3.2	2.8	2.6	1.7	1.1	+22
New Jersey	48.9	85.2	64.7	77.0	76.1	63.7	48.7	48.7	(1)
New Mexico	6.8	5.9	7.6	7.1	5.9	4.7	5.5	7.2	+ 6
New York	98.6	121.6	116.5	113.1	115.3	113.0	92.9	77.7	-21
North Carolina	15.8	18.8	18.8	16.5	15.1	13.0	13.5	15.1	- 4
North Dakota .....	.3	3.2	3.5	5.0	2.8	2.2	.5	.4	+33
Ohio	50.6	111.1	146.0	115.1	91.1	87.9	66.5	65.6	+30
Oklahoma	10.4	12.9	14.9	9.7	8.7	7.8	8.7	10.4	0
Oregon	8.3	16.2	17.2	14.9	10.4	8.1	6.4	10.5	+27
Pennsylvania	60.5	76.6	74.3	81.9	65.3	70.3	40.2	40.4	-33
Rhode Island	3.2	3.7	4.1	3.4	3.1	4.5	4.0	2.7	-16
South Carolina	6.1	6.7	7.0	9.8	6.6	6.5	5.8	5.9	- 3
South Dakota	1.1	4.4	4.3	3.6	4.3	1.9	.9	2.2	+100
Tennessee	18.9	20.5	22.6	15.5	16.0	14.6	14.2	16.8	-11
Texas	83.8	88.1	87.5	76.2	83.0	65.9	62.6	87.4	+ 4
Utah	3.1	9.3	15.0	8.0	9.3	9.2	4.9	32.2	(2)
Vermont .....	.2	3.2	2.0	.5	.6	.7	.3	.4	+100
Virginia	34.3	32.5	39.8	33.5	43.0	29.3	28.3	25.0	-27
Washington	27.9	34.3	36.1	32.6	25.7	21.8	20.0	23.0	-18
West Virginia	2.1	5.4	5.4	7.0	6.9	4.0	3.2	4.4	+110
Wisconsin	14.2	41.5	43.9	37.0	42.3	31.3	21.3	18.8	+32
Wyoming	1.1	2.9	2.0	1.4	1.2	.9	.7	1.3	+18

Source: Department of Labor.

¹Change of less than one-half of 1 percent.²Percent increase exceeds 300.

CONSTRUCTION REVIEW

Table 17.--Building Permit Activity: Number of New Dwelling Units, by Metropolitan-Nonmetropolitan Location and by State

State	1955 (Housekeeping units only)							1956	Percent change, Jan. 1955-56
	Jan.	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	
ALL STATES	77,375	98,150	108,115	96,410	89,717	70,136	57,636	62,816	-19
Metropolitan areas	62,817	77,725	85,860	74,831	69,879	53,892	44,971	49,147	-22
Nonmetropolitan areas	14,558	20,425	22,255	21,579	19,838	16,244	12,665	13,669	-6
Alabama	870	1,264	1,250	1,188	1,141	701	765	1,055	+21
Arizona	1,161	766	1,179	936	883	949	1,046	976	-16
Arkansas	339	278	334	257	349	309	266	259	-24
California	16,736	17,888	19,139	16,768	16,918	12,855	11,619	14,433	-14
Colorado	2,211	1,544	1,648	1,823	1,484	1,413	1,099	1,151	-48
Connecticut	892	1,888	1,520	1,443	1,186	1,160	1,026	724	-19
Delaware	122	550	188	460	412	203	103	375	+207
District of Columbia	74	192	107	150	117	97	94	33	-55
Florida	5,058	3,843	4,942	4,090	4,343	3,840	3,793	4,644	-8
Georgia	1,534	1,715	1,874	1,522	1,285	1,179	1,020	1,433	-7
Idaho	50	147	189	237	133	113	77	61	+22
Illinois	2,421	5,631	8,369	6,902	4,875	4,054	2,555	3,326	+37
Indiana	1,052	2,105	1,823	2,727	1,585	1,084	981	962	-9
Iowa	327	895	952	821	813	673	309	281	-14
Kansas	812	956	926	707	643	578	453	657	-19
Kentucky	662	1,163	1,807	1,221	844	903	942	482	-27
Louisiana	1,133	1,072	1,018	1,376	1,116	1,070	825	879	-22
Maine	36	136	146	164	168	88	78	29	-19
Maryland	2,547	2,095	2,662	2,343	1,937	1,942	1,717	1,364	-46
Massachusetts	1,463	2,069	2,060	2,578	2,066	1,592	1,343	1,126	-23
Michigan	3,239	5,559	6,836	5,612	5,681	3,680	2,762	2,788	-14
Minnesota	613	1,800	1,908	2,136	1,375	1,189	506	553	-10
Mississippi	250	312	293	357	265	262	206	324	+30
Missouri	1,047	1,717	1,752	1,677	1,214	869	751	931	-11
Montana	108	213	198	198	212	78	31	48	-56
Nebraska	281	522	572	412	438	367	222	202	-28
Nevada	271	374	257	231	300	467	143	209	-23
New Hampshire	73	206	230	235	201	167	114	60	-18
New Jersey	3,740	5,497	4,592	4,770	4,454	3,431	2,544	2,144	-43
New Mexico	635	516	549	474	490	299	260	218	-66
New York	5,667	7,800	8,408	7,247	8,648	5,200	5,207	5,260	-7
North Carolina	1,019	995	1,058	1,046	1,015	815	824	865	-15
North Dakota	10	161	180	211	188	63	17	22	+120
Ohio	2,613	5,383	7,155	6,020	4,703	3,422	2,215	2,580	-1
Oklahoma	870	777	784	770	488	463	565	525	-40
Oregon	540	914	768	679	500	365	240	412	-24
Pennsylvania	2,084	4,492	4,048	3,413	3,514	2,851	1,514	1,547	-26
Rhode Island	257	293	310	216	221	335	191	134	-48
South Carolina	511	414	426	395	484	380	291	384	-25
South Dakota	68	207	224	246	258	118	44	42	-38
Tennessee	2,074	1,443	1,541	1,187	1,085	940	689	1,115	-46
Texas	6,443	5,062	5,560	4,676	5,032	4,387	3,661	4,266	-34
Utah	218	576	598	446	599	586	362	436	+100
Vermont	15	34	51	30	29	27	19	18	+20
Virginia	2,897	2,559	2,790	2,100	2,424	1,791	1,918	1,417	-51
Washington	1,390	1,906	1,940	1,520	1,290	1,008	1,073	967	-30
West Virginia	153	300	307	311	242	208	163	147	-4
Wisconsin	706	1,787	2,095	1,976	1,973	1,514	949	883	+25
Wyoming	83	134	152	106	96	51	44	69	-17

Source: Department of Labor.

Table 18.--Building Permit Activity: Valuation, in Selected Metropolitan Areas

Metropolitan area	(Millions of dollars)							1956	Percent change, Jan. 1955-56
	Jan.	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	
Atlanta, Ga.	18.0	19.0	21.3	14.6	9.4	10.4	7.3	11.2	-38
Baltimore, Md.	18.1	22.2	19.5	17.2	17.0	18.5	15.5	14.0	-23
Birmingham, Ala.	4.8	5.3	6.3	7.3	5.8	6.4	5.2	5.9	+23
Boston, Mass.	11.9	24.3	18.7	18.1	23.8	15.0	14.1	12.1	+2
Buffalo, N. Y.	7.2	19.8	14.2	16.2	13.4	11.2	11.4	7.8	+8
Chicago, Ill.	44.9	97.3	122.5	112.9	93.5	72.4	54.7	73.3	+63
Cleveland, Ohio	16.7	35.9	40.2	36.4	29.3	27.4	16.0	20.0	+20
Columbus, Ohio	6.2	13.3	27.9	11.0	9.6	10.4	10.8	10.8	+74
Denver, Colo.	17.2	12.7	13.9	11.8	15.3	13.2	9.9	11.8	-31
Detroit, Mich.	41.4	66.3	85.5	76.2	69.9	45.8	41.8	37.6	-9
Indianapolis, Ind.	6.5	11.2	8.4	11.0	7.8	5.4	7.0	4.5	-31
Los Angeles, Calif.	112.5	117.5	162.5	120.6	123.3	88.9	95.2	140.1	+25
Memphis, Tenn.	8.6	7.0	5.3	4.2	5.3	5.6	2.9	7.6	-12
Miami, Fla.	20.2	16.4	28.4	17.0	22.6	16.9	17.2	18.7	-7
Milwaukee, Wis.	5.2	15.7	19.3	12.5	15.7	13.6	11.6	8.9	+71
New York-Northeastern New Jersey	107.6	125.4	119.4	123.3	123.3	120.1	91.5	92.8	-14
Norfolk-Portsmouth, Va.	11.9	3.7	3.8	3.5	5.5	4.9	3.9	3.1	-74
Phoenix, Ariz.	9.1	7.3	9.1	7.0	6.6	8.1	9.5	7.4	-19
Rochester, N. Y.	7.7	8.6	6.1	6.2	5.1	8.4	4.7	2.7	-65
Salt Lake City, Utah	2.0	4.4	8.5	4.6	4.8	4.8	2.2	4.3	+115
San Diego, Calif.	14.0	13.7	13.9	12.4	12.4	13.5	12.2	9.4	-33
San Francisco-Oakland, Calif.	28.8	56.8	49.4	39.4	42.0	41.1	33.3	30.1	+5
Seattle, Wash.	16.8	14.1	18.6	13.9	10.7	10.9	8.6	9.3	-45
Washington, D. C.	41.8	27.1	29.9	31.6	27.7	16.1	22.6	18.9	-55

Source: Department of Labor. NOTE: Annual data shown in the April issue are revised slightly for 2 areas, as follows: For Chicago, the 1954 total is \$885.3 million; the Indianapolis 1954-55 totals are \$110.7 million and \$106.1 million, respectively.

Table 19.--Building Permit Activity: Number of New Dwelling Units, in Selected Metropolitan Areas

Metropolitan area	(Housekeeping only)							1956	Percent change, Jan. 1955-56
	Jan.	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	
Atlanta, Ga.	885	990	1,186	964	664	643	552	747	-16
Baltimore, Md.	1,196	1,050	1,304	919	1,052	1,219	985	625	-48
Birmingham, Ala.	313	412	564	503	412	285	296	394	+26
Boston, Mass.	783	1,071	1,035	933	921	658	677	498	-36
Buffalo, N. Y.	470	1,483	1,075	1,054	769	520	393	417	-11
Chicago, Ill.	2,258	4,963	7,555	5,862	4,396	3,518	2,281	3,010	+33
Cleveland, Ohio	789	1,452	1,756	1,508	1,263	868	563	722	-8
Columbus, Ohio	418	771	946	578	572	348	393	560	+34
Denver, Colo.	1,802	981	993	945	771	873	688	776	-57
Detroit, Mich.	2,380	3,358	4,559	3,481	3,602	2,515	1,826	1,831	-23
Indianapolis, Ind.	272	646	511	787	367	341	396	222	-18
Los Angeles, Calif.	9,042	8,102	9,037	8,417	7,735	4,632	5,775	9,904	+1
Memphis, Tenn.	1,355	595	448	395	242	409	202	476	-65
Miami, Fla.	1,627	1,086	1,648	1,190	1,327	1,021	933	1,404	-14
Milwaukee, Wis.	365	679	825	612	802	589	565	460	+26
New York-Northeastern New Jersey	6,861	7,642	8,190	7,493	8,742	5,278	5,498	5,363	-22
Norfolk-Portsmouth, Va.	1,283	412	341	234	425	334	282	220	-83
Phoenix, Ariz.	926	503	793	709	626	720	774	653	-29
Rochester, N. Y.	272	501	427	429	262	291	201	171	-37
Salt Lake City, Utah	161	296	578	205	299	386	66	252	+57
San Diego, Calif.	962	1,057	904	1,014	945	897	783	691	-28
San Francisco-Oakland, Calif.	2,161	3,199	2,955	2,481	2,723	1,946	1,511	1,217	-44
Seattle, Wash.	751	929	1,005	709	657	519	462	485	-35
Washington, D. C.	1,378	1,604	1,627	1,829	1,483	953	1,103	910	-34

Source: Department of Labor. NOTE: The 1954-55 totals shown in the April issue for Indianapolis are revised slightly to 6,600 and 6,166, respectively.

CONSTRUCTION REVIEW

Table 20.—Building Permit Activity: Valuation in Selected Metropolitan Areas by Type of Building Construction

January 1956 (Thousands of dollars)

Type of building construction	Atlanta, Ga.	Baltimore, Md.	Birmingham, Ala.	Boston, Mass.	Buffalo, N. Y.	Chicago, Ill.	Cleveland, Ohio	Columbus, Ohio
All building construction ¹	11,244	13,952	5,864	12,100	7,775	73,314	20,036	10,820
New dwelling units ²	7,224	6,751	3,139	5,161	4,328	39,602	10,808	7,188
New nonresidential building.....	3,107	5,933	1,900	5,511	3,057	28,700	7,295	3,128
Commercial buildings.....	808	485	1,310	1,555	1,447	8,505	1,963	717
Amusement buildings.....	77	76	0	59	0	268	81	0
Commercial garages.....	5	7	0	44	7	179	114	10
Gasoline and service stations.....	78	71	45	18	210	320	39	92
Office buildings.....	324	136	743	1,058	10	1,776	1,049	435
Stores and other mercantile bldgs..	323	196	523	376	1,221	5,963	679	180
Community buildings.....	728	1,156	363	3,516	492	12,305	1,978	425
Educational buildings.....	488	928	263	1,860	434	10,138	1,090	348
Institutional buildings.....	0	0	0	0	0	0	823	0
Religious buildings.....	241	228	100	1,656	58	2,167	65	76
Garages, private residential.....	16	40	18	51	44	366	113	34
Industrial buildings.....	767	132	91	352	629	5,854	1,988	18
Public buildings.....	0	0	108	30	0	572	1,100	1,926
Public utilities buildings.....	720	4,029	2	0	0	869	151	4
All other nonresidential buildings....	68	92	8	6	445	229	2	4
Additions, alterations, and repairs.....	913	1,268	825	1,428	384	5,007	1,884	504
	Denver, Colo.	Detroit, Mich.	Indianapolis, Ind.	Los Angeles, Calif.	Memphis, Tenn.	Miami, Fla.	Milwaukee, Wis.	New York-Northeastern New Jersey
All building construction ¹	11,806	37,598	4,481	140,052	7,588	18,655	8,913	92,815
New dwelling units ²	6,728	22,682	2,651	92,169	3,946	11,653	5,680	54,463
New nonresidential building.....	3,492	11,059	1,275	36,426	1,087	5,086	2,280	32,211
Commercial buildings.....	1,114	2,397	886	10,716	43	1,759	169	7,432
Amusement buildings.....	75	0	0	1,651	10	346	0	1,003
Commercial garages.....	227	14	0	142	0	0	3	301
Gasoline and service stations.....	108	359	150	160	0	375	36	394
Office buildings.....	59	461	312	3,064	0	76	72	2,132
Stores and other mercantile bldgs..	645	1,563	424	5,699	33	961	58	3,600
Community buildings.....	2,010	5,258	300	12,280	575	1,437	1,786	18,018
Educational buildings.....	1,414	3,216	285	10,649	568	1,265	1,575	11,986
Institutional buildings.....	0	1,750	0	645	7	91	0	4,288
Religious buildings.....	596	292	15	986	0	81	211	1,744
Garages, private residential.....	104	262	50	985	76	66	39	411
Industrial buildings.....	229	1,986	40	6,173	263	693	279	4,495
Public buildings.....	0	829	0	195	0	252	0	1,069
Public utilities buildings.....	0	105	0	1,650	0	628	0	367
All other nonresidential buildings....	35	223	0	4,427	129	252	7	419
Additions, alterations, and repairs.....	1,518	3,627	554	10,720	2,556	1,916	789	5,834
	Norfolk-Portsmouth, Va.	Phoenix, Ariz.	Rochester, N. Y.	Salt Lake City, Utah	San Diego, Calif.	San Francisco-Oakland, Calif.	Seattle, Wash.	Washington, D. C.
All building construction ¹	3,051	7,388	2,720	4,290	9,414	30,134	9,300	18,871
New dwelling units ²	1,671	5,229	2,220	3,221	6,821	13,003	5,764	10,004
New nonresidential building.....	1,160	1,399	162	820	1,719	12,716	2,231	6,633
Commercial buildings.....	590	632	100	644	675	4,399	497	1,340
Amusement buildings.....	50	0	0	0	0	247	203	106
Commercial garages.....	0	3	0	0	5	550	11	33
Gasoline and service stations.....	72	94	52	31	36	125	48	132
Office buildings.....	41	117	0	185	273	2,633	195	596
Stores and other mercantile bldgs..	428	417	48	429	361	844	40	473
Community buildings.....	364	310	0	0	248	4,272	578	2,728
Educational buildings.....	364	136	0	0	0	3,963	450	1,962
Institutional buildings.....	0	0	0	0	170	269	0	300
Religious buildings.....	0	174	0	0	78	40	128	466
Garages, private residential.....	34	24	8	32	228	62	40	35
Industrial buildings.....	46	250	13	49	233	2,853	772	51
Public buildings.....	112	0	0	0	0	683	0	7
Public utilities buildings.....	0	140	40	0	108	101	252	2,438
All other nonresidential buildings....	13	44	1	96	227	348	91	35
Additions, alterations, and repairs.....	220	339	338	248	856	4,340	1,155	2,233

Source: Department of Labor.

¹ Includes new nonhousekeeping residential building, not shown separately.² Housekeeping only.

CONSTRUCTION REVIEW

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Table 20-A.—Building Permit Activity: Valuation in Selected Metropolitan Areas and Percent in Central City of Each Area, by Type of Building Construction, 1954-55

Type of building construction	Valuation (in millions of dollars)							
	1954	1955	1954	1955	1954	1955	1954	1955
	Atlanta, Ga.		Baltimore, Md.		Birmingham, Ala.		Boston, Mass.	
All building construction ¹	167.2	169.9	223.5	261.3	50.9	72.8	219.6	240.3
New dwelling units ²	98.9	101.0	145.9	155.2	30.9	40.1	108.7	121.8
New nonresidential building	56.7	54.7	59.2	84.8	13.8	22.4	83.3	84.7
Commercial buildings	17.7	25.7	13.4	33.8	5.4	10.9	17.0	18.8
Amusement buildings	.4	2.1	.4	1.9	.1	.2	1.2	1.9
Commercial garages	.9	2.3	.2	.7	.1	.1	.5	.9
Gasoline and service stations	1.1	1.2	.8	1.3	.3	.6	.7	1.0
Office buildings	4.5	9.2	2.5	7.9	1.7	2.1	5.8	4.6
Stores and other mercantile bldgs.	10.7	11.0	9.5	22.0	3.2	7.9	8.8	10.4
Community buildings	32.7	15.6	25.6	23.8	5.3	7.9	37.2	46.0
Educational buildings	4.9	8.8	15.7	17.5	3.7	4.7	22.0	36.9
Institutional buildings	21.4	2.8	.2	1.5	.1	.7	10.8	4.2
Religious buildings	6.4	4.1	9.7	4.7	1.5	2.5	4.5	4.9
Garages, private residential	.3	.2	.8	.8	.3	.3	1.4	1.6
Industrial buildings	4.1	6.2	12.5	18.5	.8	2.5	16.1	9.4
Public buildings	.5	2.8	2.6	3.2	.4	.5	8.3	1.1
Public utilities buildings	1.1	3.7	3.0	2.7	.1	.1	2.6	4.1
All other nonresidential buildings	.4	.4	1.2	2.0	1.6	.3	.7	3.7
Additions, alterations, and repairs	10.0	13.5	18.4	20.9	6.0	9.9	25.5	33.4
	Buffalo, N. Y.		Chicago, Ill.		Cleveland, Ohio		Columbus, Ohio	
All building construction ¹	145.7	167.8	*885.3	1,119.6	290.5	360.4	122.9	152.8
New dwelling units ²	81.5	106.2	603.2	778.4	189.4	238.2	84.9	102.5
New nonresidential building	52.8	48.2	215.8	275.1	75.2	94.4	29.8	37.8
Commercial buildings	7.0	12.7	75.1	80.7	17.6	20.9	13.7	13.8
Amusement buildings	.2	.4	3.6	5.4	.5	1.0	.3	.6
Commercial garages	.5	.4	9.3	3.8	1.4	.8	.4	.1
Gasoline and service stations	1.8	1.6	4.3	5.3	1.5	1.3	.6	.5
Office buildings	1.2	5.0	14.7	15.9	5.3	5.6	3.0	3.9
Stores and other mercantile bldgs.	3.4	5.3	43.3	50.3	8.8	12.2	9.5	8.7
Community buildings	27.3	13.7	65.9	79.3	28.8	37.4	7.6	11.6
Educational buildings	21.7	8.2	39.1	56.4	14.5	27.0	5.1	9.8
Institutional buildings	2.2	1.6	8.9	7.4	9.4	1.6	.7	.8
Religious buildings	3.4	3.9	17.9	15.4	4.8	8.7	1.8	1.1
Garages, private residential	3.2	3.3	14.9	19.6	4.9	5.6	1.6	1.7
Industrial buildings	5.6	5.9	37.6	67.5	16.3	24.1	.9	7.8
Public buildings	2.0	5.0	7.5	15.5	.5	4.7	4.5	2.6
Public utilities buildings	3.8	3.6	11.4	8.8	5.7	1.1	1.0	(3)
All other nonresidential buildings	3.9	4.2	3.4	3.8	1.4	.6	.4	.3
Additions, alterations, and repairs	10.6	12.0	60.9	61.0	23.1	24.0	7.7	11.3
	Denver, Colo.		Detroit, Mich.		Indianapolis, Ind.		Los Angeles, Calif.	
All building construction ¹	165.1	169.6	691.9	756.4	*110.7	*106.1	1,326.5	1,533.9
New dwelling units ²	104.2	110.4	434.2	473.6	67.0	70.7	919.2	1,011.0
New nonresidential building	48.1	41.2	209.9	227.7	36.8	29.1	279.4	379.0
Commercial buildings	13.7	16.4	69.6	63.1	12.5	8.8	91.2	128.9
Amusement buildings	.1	1.4	6.2	2.4	1.5	.9	4.9	4.8
Commercial garages	1.1	.7	2.0	8.2	.1	.1	1.5	1.7
Gasoline and service stations	.9	1.3	3.6	4.2	.7	1.1	2.5	3.1
Office buildings	3.1	1.5	29.3	9.4	4.6	2.2	25.8	47.2
Stores and other mercantile bldgs.	8.6	11.5	28.5	38.9	5.6	4.5	56.4	72.1
Community buildings	16.0	13.2	52.3	72.3	10.6	11.2	78.6	95.4
Educational buildings	12.6	10.8	38.5	51.1	4.7	8.2	62.3	65.3
Institutional buildings	1.1	.1	1.4	8.5	4.4	0	4.7	19.9
Religious buildings	2.2	2.3	12.4	12.7	1.4	3.0	11.7	10.2
Garages, private residential	2.0	2.4	16.0	19.3	1.4	1.5	9.7	9.9
Industrial buildings	4.5	6.1	46.9	52.8	2.2	4.6	51.1	81.7
Public buildings	7.7	2.6	7.9	5.7	3.8	1.3	4.7	23.8
Public utilities buildings	.4	.1	13.6	11.4	3.3	.9	8.7	5.2
All other nonresidential buildings	3.8	.4	3.6	3.1	2.9	.7	35.3	34.2
Additions, alterations, and repairs	12.5	16.8	45.4	53.6	6.1	6.1	125.5	138.4

See footnotes at end of table.

CONSTRUCTION REVIEW

Table 20-A.--Building Permit Activity: Valuation in Selected Metropolitan Areas and Percent in Central City of Each Area, by Type of Building Construction, 1954-55--Continued

Type of building construction	Valuation (in millions of dollars)							
	1954	1955	1954	1955	1954	1955	1954	1955
	Memphis, Tenn.		Miami, Fla.		Milwaukee, Wis.		New York-Northeastern New Jersey	
All building construction ¹	81.3	75.6	234.4	260.4	194.3	178.5	1,489.8	1,549.4
New dwelling units ²	43.5	44.6	137.2	148.6	109.9	102.2	938.1	1,015.7
New nonresidential building	29.0	19.8	59.2	64.8	66.0	61.1	433.2	420.5
Commercial buildings	10.1	11.8	23.7	36.6	18.5	13.7	162.1	200.6
Amusement buildings .....	.2	(3)	1.5	2.9	2.8	2.9	6.9	5.2
Commercial garages	0	(3)	.7	.2	1.3	.6	6.5	4.2
Gasoline and service stations.....	.4	.3	1.1	1.4	1.1	1.2	6.6	6.4
Office buildings.....	.1	(3)	3.2	5.3	2.6	4.6	83.3	108.6
Stores and other mercantile bldgs.	49.4	41.5	17.1	26.8	10.8	4.4	58.9	76.2
Community buildings.....	1.8	4.0	14.1	11.5	33.1	32.0	135.0	110.7
Educational buildings.....	.6	2.5	10.4	6.5	18.6	20.8	86.4	73.4
Institutional buildings .....	.2	.3	1.5	2.2	9.8	6.3	24.5	11.1
Religious buildings.....	.9	1.2	2.1	2.8	4.7	4.9	24.2	26.2
Garages, private residential .....	.5	1.2	.8	.9	3.4	3.7	12.2	11.5
Industrial buildings	15.5	2.1	3.5	4.8	8.1	5.0	50.3	70.7
Public buildings .....	.2	0	9.6	6.5	1.0	4.4	55.4	7.0
Public utilities buildings.....	.4	(3)	4.2	1.7	1.4	1.5	9.1	12.8
All other nonresidential buildings .....	.5	.8	3.5	2.8	.4	.8	9.0	7.2
Additions, alterations, and repairs.....	8.7	11.1	26.2	28.9	14.0	14.5	113.7	109.3
	Norfolk-Portsmouth, Va.		Phoenix, Ariz.		Rochester, N. Y.		Salt Lake City, Utah	
All building construction ¹	67.7	66.5	96.2	108.5	63.1	84.9	57.6	60.3
New dwelling units ²	41.5	43.7	63.1	75.5	40.7	52.1	40.2	45.3
New nonresidential building	20.0	15.0	25.4	25.0	16.8	27.8	13.1	11.0
Commercial buildings	4.5	6.5	14.8	12.2	3.4	5.0	8.1	5.6
Amusement buildings .....	.1	1.2	1.5	.8	.2	.4	.1	(3)
Commercial garages .....	.3	.1	.2	.7	.1	1.0	.5	0
Gasoline and service stations.....	1.0	.7	1.0	1.4	.4	.6	.7	1.0
Office buildings.....	.7	.6	5.2	3.1	.6	.5	4.6	2.0
Stores and other mercantile bldgs.	2.3	3.8	6.8	6.3	2.1	2.5	2.2	2.7
Community buildings.....	9.2	2.2	5.3	7.5	6.6	9.1	3.0	2.3
Educational buildings.....	6.9	1.1	3.9	6.3	5.4	3.7	1.4	1.5
Institutional buildings .....	.2	.1	.2	.2	.3	4.7	.5	0
Religious buildings.....	2.1	1.0	1.3	1.0	.9	.7	1.1	.8
Garages, private residential .....	.5	.7	.2	.2	1.2	1.4	.7	.9
Industrial buildings .....	.6	.6	4.1	3.3	4.3	8.4	.3	1.2
Public buildings	4.4	4.3	.2	.1	.7	.4	.4	0
Public utilities buildings.....	.1	.1	.1	.4	.2	2.9	0	.3
All other nonresidential buildings .....	.6	.7	.8	1.3	.4	.6	.5	.6
Additions, alterations, and repairs.....	6.0	7.2	5.4	6.2	5.4	5.0	3.7	4.0
	San Diego, Calif.		San Francisco-Oakland, Calif.		Seattle, Wash.		Washington, D. C.	
All building construction ¹	147.4	167.5	411.6	513.8	170.9	172.4	329.0	394.5
New dwelling units ²	90.6	112.9	260.0	330.2	109.5	113.7	210.0	235.1
New nonresidential building	41.0	41.6	107.3	128.3	47.5	43.1	95.7	126.7
Commercial buildings	10.2	11.2	32.7	47.9	8.8	16.2	21.6	34.4
Amusement buildings .....	.9	1.3	2.8	2.1	.9	.4	.5	.9
Commercial garages .....	.1	.1	.7	.7	1.0	.4	.4	1.6
Gasoline and service stations.....	.5	.6	2.2	2.8	.8	1.1	1.1	2.0
Office buildings.....	2.3	2.7	8.8	12.8	1.8	4.5	4.8	9.4
Stores and other mercantile bldgs.	6.4	6.5	18.2	29.5	4.3	9.8	14.8	20.6
Community buildings.....	24.4	13.7	41.3	44.1	17.8	11.9	58.4	55.1
Educational buildings.....	11.4	11.8	32.7	31.5	10.8	9.1	26.1	32.2
Institutional buildings	10.6	.5	3.0	8.1	1.7	.6	27.3	7.0
Religious buildings.....	2.4	1.4	5.6	4.5	5.3	2.3	5.1	15.9
Garages, private residential	2.2	2.1	1.9	2.0	.8	.8	.7	.6
Industrial buildings .....	.8	3.0	15.6	16.3	12.7	9.5	2.7	4.0
Public buildings	1.1	9.2	7.4	11.2	2.2	.9	5.3	25.6
Public utilities buildings.....	.6	1.0	2.8	1.9	4.1	2.2	5.1	3.1
All other nonresidential buildings	1.6	1.5	5.7	4.9	1.1	1.6	1.9	3.9
Additions, alterations, and repairs.....	12.9	12.7	41.6	50.5	13.4	15.4	22.8	28.3

See footnotes at end of table.

CONSTRUCTION REVIEW

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Table 20-A.—Building Permit Activity: Valuation in Selected Metropolitan Areas and Percent in Central City of Each Area, by Type of Building Construction, 1954-55--Continued

Type of building construction	Percent of valuation in central city of area															
	1954	1955	1954	1955	1954	1955	1954	1955	1954	1955	1954	1955	1954	1955	1954	1955
	Atlanta, Ga.	Baltimore, Md.	Birmingham, Ala.	Boston, Mass.	Buffalo, N. Y.	Chicago, Ill.	Cleveland, Ohio	Columbus, Ohio	Denver, Colo.	Detroit, Mich.	Indianapolis, Ind.	Los Angeles, Calif.	Memphis, Tenn.	Miami, Fla.	Milwaukee, Wis.	New York-Northeastern New Jersey
All building construction ¹	55	44	34	34	50	51	15	17	14	17	27	26	21	22	36	33
New dwelling units ²	39	29	22	21	33	33	6	6	11	10	21	22	9	9	23	26
New nonresidential building	78	63	51	48	74	67	23	24	13	25	38	32	40	44	62	42
Commercial buildings	73	73	39	65	81	69	24	33	33	39	49	47	51	46	70	43
Amusement buildings	61	82	47	59	39	82	26	15	2	50	34	36	16	13	99	30
Commercial garages	93	68	17	29	100	98	15	32	3	10	91	78	70	66	98	56
Gasoline and service stations	41	51	16	20	52	48	33	36	13	23	46	40	25	29	35	54
Office buildings	90	94	64	94	87	69	13	39	53	73	59	61	47	67	78	88
Stores and other mercantile bldgs.	67	58	35	58	81	69	31	33	43	14	39	42	57	39	67	23
Community buildings	84	48	48	43	69	65	34	23	5	31	33	26	45	40	84	59
Educational buildings	25	34	26	40	78	66	10	19	3	20	18	24	29	46	86	60
Institutional buildings	99	92	59	75	100	93	89	30	0	92	89	33	86	81	100	94
Religious buildings	78	48	83	41	43	57	23	53	19	29	40	30	13	13	72	23
Garages, private residential	57	64	12	11	74	82	4	5	10	12	21	19	25	22	56	53
Industrial buildings	55	49	75	40	70	61	4	4	27	27	37	25	38	50	71	24
Public buildings	82	83	4	6	15	96	2	10	0	7	21	33	0	69	0	(6)
Public utilities buildings	82	65	91	15	29	59	54	4	39	6	36	38	10	65	99	100
All other nonresidential buildings	36	45	27	21	81	46	2	83	3	11	18	20	7	4	4	19
Additions, alterations, and repairs	84	83	73	72	82	85	29	39	41	39	46	41	57	63	70	63
All building construction ¹	48	46	19	19	37	33	31	28	55	56	20	18	54	50	34	30
New dwelling units ²	35	36	11	8	20	25	27	23	58	43	15	12	49	40	26	25
New nonresidential building	67	57	29	34	60	41	38	35	39	65	30	28	56	60	48	42
Commercial buildings	68	71	26	39	74	58	41	39	790	780	47	37	64	76	52	51
Amusement buildings	10	40	87	50	75	70	9	32	0	0	24	31	74	83	22	11
Commercial garages	97	84	84	94	92	98	74	35	--	0	1	40	49	94	58	64
Gasoline and service stations	58	45	35	27	40	41	41	34	0	0	36	26	49	49	30	26
Office buildings	53	43	9	50	99	73	57	64	0	0	78	41	90	94	75	80
Stores and other mercantile bldgs.	71	80	26	25	57	51	35	23	797	783	46	37	59	58	23	14
Community buildings	58	43	39	29	72	24	49	33	76	54	23	24	56	62	50	56
Educational buildings	53	40	38	28	71	18	53	25	100	62	18	15	30	58	59	64
Institutional buildings	99	91	40	23	91	--	31	65	87	0	73	17	99	85	37	63
Religious buildings	63	50	41	40	18	41	38	24	56	51	15	53	71	50	29	32
Garages, private residential	48	44	31	27	53	51	57	53	91	51	17	13	55	59	5	4
Industrial buildings	85	47	16	33	34	26	17	16	(8)	(8)	17	5	33	54	17	10
Public buildings	72	88	49	29	22	80	5	85	0	--	0	14	43	10	80	19
Public utilities buildings	0	0	31	65	17	96	23	14	0	0	44	16	92	49	22	33
All other nonresidential buildings	90	9	47	16	81	45	39	39	65	74	20	16	31	28	6	2
Additions, alterations, and repairs	80	81	48	46	80	83	44	47	96	95	34	38	72	70	48	37
All building construction ¹	39	33	19	20	27	24	38	33	55	51	21	20	45	42	23	22
New dwelling units ²	29	19	10	9	7	7	22	25	54	55	14	11	37	31	10	9
New nonresidential building	49	55	32	45	61	47	75	49	51	40	27	31	54	58	46	41
Commercial buildings	48	66	44	52	39	53	90	59	59	50	33	39	63	63	30	35
Amusement buildings	0	88	28	9	96	20	71	100	31	52	67	53	90	62	44	0
Commercial garages	100	76	38	86	7	99	100	--	32	38	48	55	98	91	33	73
Gasoline and service stations	11	35	4	13	14	18	57	62	56	52	24	22	48	50	15	14
Office buildings	93	88	77	67	85	87	99	97	63	60	45	62	65	84	95	57
Stores and other mercantile bldgs.	46	62	28	56	27	41	81	30	63	46	23	29	51	54	10	26
Community buildings	69	80	16	23	55	13	53	2	54	59	23	30	44	36	54	38
Educational buildings	83	87	8	22	57	14	71	0	41	61	21	24	41	26	24	31
Institutional buildings	14	100	100	100	100	7	69	--	66	60	18	60	90	71	85	4
Religious buildings	30	72	29	21	26	47	23	5	60	38	35	19	36	66	42	66
Garages, private residential	40	55	21	28	23	19	49	48	43	25	17	14	48	45	12	16
Industrial buildings	48	79	13	61	95	76	47	99	38	32	42	16	76	89	60	1
Public buildings	15	20	0	0	91	97	26	--	32	2	15	41	54	9	3	75
Public utilities buildings	9	8	44	64	68	70	--	0	7	51	2	2	11	31	83	3
All other nonresidential buildings	19	68	13	52	16	37	51	55	14	53	14	19	65	61	2	2
Additions, alterations, and repairs	70	74	45	49	70	69	73	77	62	59	46	44	78	73	50	52

Source: Department of Labor. * Revises figure published in table 18 of April issue. ¹ See table 20, footnote 1. ² Housekeeping only.³ Less than \$50,000. ⁴ Includes industrial building in central city of area, as it is not reported separately. ⁵ Excludes industrial building in area's central city; see footnote 4. ⁶ Less than one-half of 1 percent. ⁷ Includes industrial building; see footnote 4. ⁸ Not available; see footnote 5.

Part IV--Contract Awards

Table 21.--Contract Awards: Public Construction, by Ownership and Type of Construction ¹

Ownership and type of construction ²	Value (in millions of dollars)								Percent change, 1st. 2 mos. 1955-56	
	1955					1956		First 2 months		
	Feb.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	1955		1956
ALL PUBLIC CONSTRUCTION	507.0	740.4	677.4	660.4	931.5	805.8	646.0	1,028.6	1,451.8	+41
FEDERALLY OWNED	78.2	129.1	98.7	107.2	180.0	112.6	117.5	160.7	230.1	+43
Residential building	8.3	.1	.1	2.6	33.5	3.0	12.7	8.3	15.7	+89
Nonresidential building	30.0	65.6	36.4	39.5	76.6	47.4	39.4	74.8	86.8	+16
Educational.....	.3	4.6	.1	1.4	10.9	.2	.0	.3	.2	-33
Hospital and institutional .....	.4	3.3	1.1	.3	.7	5.5	.3	7.2	5.8	-19
Administrative and general	1.9	20.9	3.6	4.1	6.1	2.2	4.1	5.7	6.3	+11
Other nonresidential building	27.4	36.8	31.6	33.7	58.9	39.5	35.0	61.6	74.5	+21
Airfield building	4.9	1.8	3.4	4.3	4.9	11.9	7.2	19.7	19.1	-3
Industrial	10.5	16.6	18.7	15.0	28.0	9.6	6.1	17.3	15.7	-9
Troop housing .....	.6	1.5	2.8	3.5	6.3	10.9	9.0	4.3	19.9	(3)
Warehouses.....	6.3	2.9	2.8	2.3	4.7	1.2	1.3	7.8	2.5	-68
All other	5.1	14.0	3.9	8.6	15.0	5.9	11.4	12.5	17.3	+38
Airfields	10.6	4.8	9.2	15.3	24.6	15.3	17.1	32.9	32.4	-2
Conservation and development	20.8	49.1	42.5	24.6	23.9	40.4	28.0	26.9	68.4	+154
Highway	2.9	6.3	4.2	2.4	3.8	1.9	7.9	5.7	9.8	+72
Electric power	3.1	.7	2.6	3.5	8.9	2.0	5.5	4.4	7.5	+70
All other federally owned.....	2.5	2.5	3.7	19.3	8.7	2.6	6.9	7.7	9.5	+23
STATE AND LOCALLY OWNED.....	428.8	611.3	578.7	553.2	751.5	693.2	528.5	867.9	1,221.7	+41
Residential building	16.6	17.7	18.7	14.3	11.7	10.5	22.0	24.5	32.5	+33
Nonresidential building	183.9	208.2	230.6	192.7	286.7	254.9	186.0	408.2	440.9	+8
Educational	137.6	159.7	165.8	139.3	236.1	192.8	145.1	269.7	337.9	+25
Hospital and institutional.....	12.2	16.9	19.9	10.5	13.4	35.5	9.4	32.5	44.9	+38
Administrative and general.....	15.1	13.2	27.3	13.8	23.2	10.3	17.4	43.1	27.7	-36
Other nonresidential building	19.0	18.4	17.6	29.1	14.0	16.3	14.1	62.9	30.4	-52
Highway	161.0	242.1	215.1	229.9	320.7	246.3	234.3	282.4	480.6	+70
Sewerage systems	28.1	65.8	35.6	24.7	53.2	114.6	30.5	63.9	145.1	+127
Water supply facilities	24.0	37.0	35.7	58.8	35.2	29.1	26.7	51.6	55.8	+8
Utilities	8.2	24.2	29.2	26.2	32.4	29.1	20.0	20.9	49.1	+135
Electric power	3.9	9.7	15.4	18.5	11.9	15.4	5.7	8.2	21.1	+157
Other utilities	4.3	14.5	13.8	7.7	20.5	13.7	14.3	12.7	28.0	+120
All other State and locally owned....	7.0	16.3	13.8	6.6	11.6	8.7	9.0	16.4	17.7	+8

Source: Departments of Commerce and Labor. ¹ Includes major force-account projects started, principally by TVA and State highway departments. ² Types not shown separately are included in the appropriate "other" category. ³ Percent increase exceeds 300.

Table 22.--Contract Awards: Highway Construction, by Ownership, Source of Funds, and Type of Facility ¹

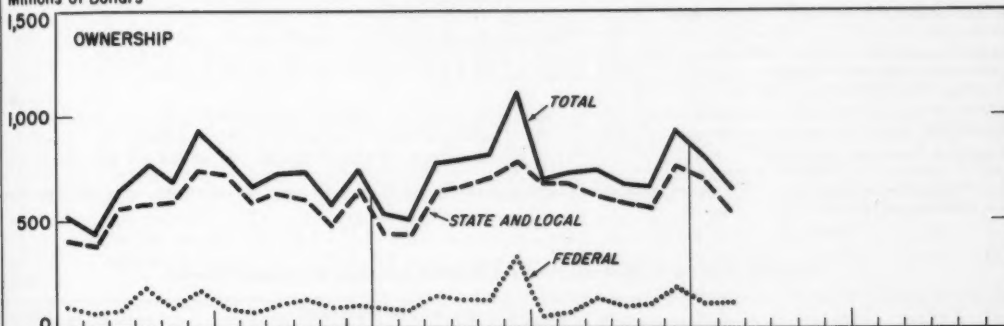
Ownership, source of funds, and type of facility	Value (in millions of dollars)									Percent change, 1st. 2 mos. 1955-56
	1955					1956		First 2 months		
	Feb.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	1955	1956	
ALL HIGHWAY CONSTRUCTION.....	163.9	248.4	219.3	232.3	324.5	248.2	242.2	288.1	490.4	+70
FEDERALLY OWNED	2.9	6.3	4.2	2.4	3.8	1.9	7.9	5.7	9.8	+72
STATE OWNED	145.5	207.1	189.2	211.4	301.5	228.0	219.1	252.7	447.1	+77
Federally aided projects:										
Total value	79.3	114.0	95.3	111.7	115.4	154.7	105.4	129.8	260.1	+100
Federal funds	43.0	59.3	51.6	59.8	62.2	77.2	53.8	70.3	131.0	+86
Independent State projects:										
Total value	66.2	93.1	94.0	99.8	186.1	73.2	113.6	122.9	186.8	+52
Toll facilities	30.3	38.8	41.8	40.7	141.5	37.8	67.3	63.2	105.1	+66
LOCALLY OWNED ²	15.5	35.0	25.9	18.5	19.2	18.3	15.2	29.7	33.5	+13

Source: Departments of Commerce and Labor. ¹ Includes force-account work started on Federal and State Projects. ² By municipalities and counties.

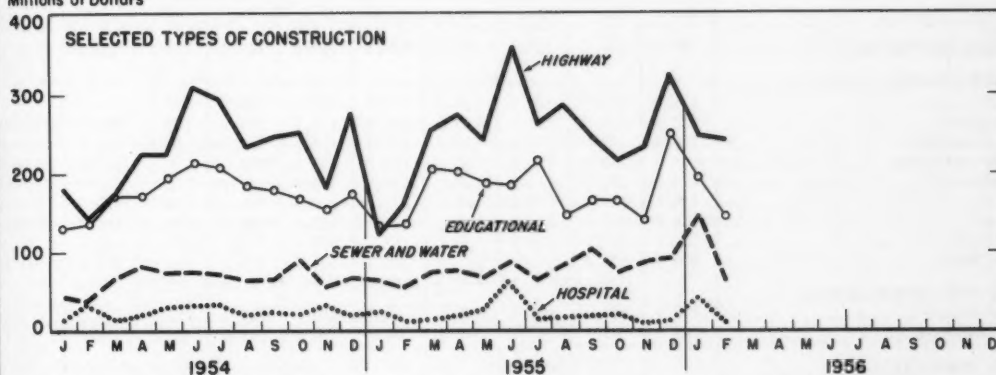
Chart 7.

Contracts Awarded on Public Construction

Millions of Dollars



Millions of Dollars



SOURCE: DEPARTMENT OF COMMERCE AND LABOR.

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Table 23.—Contracts Awarded in 37 Eastern States

Type of construction	Value (in millions of dollars)			Percent change		
	March 1956	February 1956	First 3 months, 1956	March 1956 from—		First 3 months, 1955-56
				February 1956	March 1955	
TOTAL	2,382	1,860	6,100	+28	+12	+17
Building construction	1,987	1,429	4,771	+39	+14	+12
Residential	1,106	799	2,599	+38	+12	+8
Nonresidential	881	630	2,172	+40	+16	+17
Engineering	395	431	1,329	-8	+2	+42
Public works	311	338	1,005	-8	+14	+45
Utilities	84	93	324	-10	-25	+33

Source: Compiled by Department of Commerce from data reported by F. W. Dodge Corporation.

Part V--Costs

Table 24.--Construction Cost Indexes

Compiler and coverage	Indexes (1947-49 = 100)									Percent change, Mar. 1955-56
	1955			1956			1953	1954	1955	
	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Mar.	Mar.	Mar.	
American Appraisal Company	131.1	131.5	131.7	132.3	132.6	133.0	121.1	124.7	127.7	+ 4
Associated General Contractors	137.3	137.9	137.9	139.8	139.8	139.8	123.4	129.9	133.6	+ 5
E. H. Boeckh and Associates (20 city average):										
Residences	125.5	125.7	126.0	126.4	127.5	128.0	120.3	119.6	121.9	+ 5
Apartments, hotels, and office buildings	132.6	132.9	133.3	133.9	134.4	134.8	124.0	125.8	128.2	+ 5
Commercial and factory buildings	134.1	134.3	134.8	135.3	135.9	136.4	124.3	126.4	129.2	+ 6
Engineering News-Record (as of Apr. 1):										
Building	141.8	141.6	142.1	142.9	142.9	143.6	126.1	129.4	136.2	+ 5
Construction	148.6	148.6	149.3	150.1	150.1	150.8	130.3	135.8	142.9	+ 6
Department of Commerce composite ¹	126.7	126.8	127.0	127.7	128.5	129.0	120.5	120.7	123.0	+ 5

Source: Department of Commerce.
relative importance of each type.

¹ A composite of cost indexes representative of the major types of construction, weighted by the current

Table 25.--Indexes of Wholesale Prices of Building Materials, by Selected Classes

Commodity	Indexes (1947-49 = 100)									Percent change, year 1954-55
	1955				1956			Annual average		
	Mar.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	1954	1955	
ALL BUILDING MATERIALS ¹	122.8	128.7	128.1	128.3	129.4	129.6	130.4	120.2	125.5	+ 4
LUMBER AND WOOD PRODUCTS:										
Lumber.....	121.8	126.8	126.4	126.4	127.6	128.2	129.8	117.3	124.4	+ 6
Douglas fir	127.0	132.4	130.1	130.8	133.9	133.2	135.3	119.4	130.5	+ 9
Southern pine	114.4	117.0	117.4	116.8	117.0	117.6	120.7	110.7	115.2	+ 4
Other softwoods	135.1	138.5	138.5	137.4	137.7	139.2	139.3	130.4	136.8	+ 5
Hardwoods	114.3	122.3	122.9	123.5	124.5	125.4	126.9	112.4	118.4	+ 5
Millwork.....	128.7	128.2	127.9	128.8	129.2	129.1	128.9	130.6	128.7	- 2
Plywood.....	104.8	106.1	105.9	105.7	107.5	107.5	107.5	103.1	105.4	+ 2
Softwood	110.5	110.7	108.9	108.4	112.1	112.1	112.1	107.2	110.3	+ 3
Hardwood	100.9	103.4	105.0	105.0	105.0	105.0	105.0	100.3	102.6	+ 2
PAINT AND PAINT MATERIALS:										
Prepared paint.....	114.0	115.0	115.0	115.8	117.0	119.1	119.1	112.8	114.5	+ 2
Paint materials	95.9	97.4	97.1	97.4	98.6	100.4	101.4	96.3	96.8	+ 1
METAL PRODUCTS:										
Structural shapes	146.2	157.5	157.5	157.5	157.5	157.5	157.5	143.8	151.9	+ 6
Hardware, finish	139.9	143.9	143.9	143.9	143.4	143.4	145.8	137.1	140.7	+ 3
Plumbing equipment	123.0	129.4	133.1	133.1	133.1	133.1	133.1	118.4	125.4	+ 6
Enameled iron fixtures	129.3	131.9	131.9	131.9	131.9	131.9	131.9	129.2	130.3	+ 1
Vitreous china fixtures	117.1	123.1	124.1	124.1	124.1	124.1	124.1	111.7	118.9	+ 6
Brass fittings	123.4	131.7	138.1	138.1	138.1	138.1	138.1	116.4	126.5	+ 9
Heating equipment	113.6	117.3	117.4	117.1	117.3	117.1	117.1	114.3	115.0	+ 1
Furnaces	119.8	123.2	123.2	123.5	123.8	123.8	123.8	120.7	121.3	(2)
Water heaters	107.7	112.0	112.0	108.9	108.9	108.0	107.1	108.4	109.1	+ 1
Metal sash	132.5	146.3	146.3	146.3	146.3	146.3	146.3	129.4	139.4	+ 8
NONMETALLIC MINERAL PRODUCTS:										
Glass, plate.....	132.0	137.5	137.5	137.5	137.5	137.5	137.5	132.0	134.7	+ 2
Glass, window.....	131.3	145.5	138.8	138.8	138.8	138.8	138.8	131.3	136.9	+ 4
Concrete ingredients	124.1	125.6	125.6	126.0	129.7	129.9	130.0	121.0	124.8	+ 3
Portland cement	130.1	132.2	132.3	132.3	138.5	138.5	138.5	126.6	131.4	+ 4
Concrete products	118.2	120.2	120.2	120.2	121.1	121.1	121.1	117.5	118.6	+ 1
Structural clay products	136.5	144.3	144.5	144.6	145.3	145.6	145.9	133.1	140.1	+ 5
Gypsum products.....	122.1	122.1	122.1	122.1	127.1	127.1	127.1	122.1	122.1	0
Asphalt roofing	98.8	114.4	101.0	101.0	99.6	99.6	104.9	104.0	106.1	+ 2
Insulation materials	106.7	107.1	105.7	105.8	105.7	105.5	102.3	109.6	106.6	- 3
MISCELLANEOUS PRODUCTS:										
Building board.....	129.7	133.3	133.3	133.3	133.3	133.3	133.3	127.7	130.9	+ 3
Kitchen cabinets, metal	128.2	136.5	136.5	136.5	136.5	136.5	136.5	127.7	131.7	+ 3

Source: Department of Labor.

¹ Includes items not shown separately. ² Change of less than one-half of 1 percent.

Table 26.—Wholesale Prices of Selected Building Materials

Commodity	Unit	1956		1955
		Feb.	Jan.	Feb.
LUMBER				
Douglas fir:				
Dimension, No. 1, 25% No. 2, green, S4S, 2"x4", R.L., mixed c/l, f.o.b. mill	M bd. ft.	\$75.614	\$76.986	\$70.686
Boards, No. 1, 25% No. 2, green, S4S, R.L., 1"x8", loose, mixed c/l of boards and dimension, f.o.b. mill	M bd. ft.	69.943	70.597	65.152
Timbers, No. 1, 8"x8" to 12"x12", R.L., green, f.o.b. mill	M bd. ft.	84.403	83.423	72.969
Southern pine:				
Dimension, No. 2 and better, 2"x4"x16", dry, S.L., S4S, f.o.b. mill	M bd. ft.	83.780	83.229	31.742
Boards, No. 2 and better, 1"x6", dry, R.L., S4S, f.o.b. mill	M bd. ft.	81.294	80.588	78.471
Ponderosa pine boards, No. 3 common, 1"x8", R.L., S2 or 4S, c/l or mixed cars, f.o.b. mill	M bd. ft.	81.300	79.430	74.180
Oak, red, flooring, plain, 25/32" thick, 2-1/4" face, select, f.o.b. mill	M bd. ft.	197.414	197.414	176.608
Maple flooring, 2d grade, 25/32" x2-1/4" face, f.o.b. mill	M bd. ft.	(1) 191.957	191.957	171.115
Poplar, plain, No. 2B common, 4/4", R.W., f.o.b. mill	M bd. ft.	58.000	58.000	55.000
Beech, No. 2 common, 4/4", R.W. & L., f.o.b. mill	M bd. ft.	52.000	52.000	47.000
MILLWORK				
Door, Douglas fir, interior, 2 plywood panels, 2'6"x6'8"x1-3/8", f.o.b. factory	Each	4.326	4.477	4.829
Door frame, ponderosa pine, exterior, 1-5/16" x2" casing, with sill, f.o.b. factory	Each	9.398	9.398	9.214
Window, ponderosa pine, 2-light, check rail, open, f.o.b. factory	Each	1.684	1.684	1.648
PLYWOOD				
Douglas fir, interior, grade A-D, 1/4"x48"x96", f.o.b. mill	M sq. ft.	84.279	84.279	80.807
Douglas fir, interior, grade C-D, 5/16"x48"x96", f.o.b. mill	M sq. ft.	66.177	66.177	70.660
BOARD				
Insulation, fiber, 1/2"x48"x96", interior, f.o.b. plant, freight equalized	M sq. ft.	55.500	55.500	54.000
PREPARED PAINT				
Emulsion, water-thinned, inside, delivered	Gallon	2.510	2.486	2.372
Varnish, floor, first grade, delivered	Gallon	3.874	3.816	3.684
Enamel, white, gloss, first grade, delivered	Gallon	4.802	4.704	4.513
Inside, flat, white, first grade, delivered	Gallon	3.116	3.041	2.890
Outside, white, first grade, delivered	Gallon	4.477	4.418	4.342
METAL PRODUCTS				
Structural shapes, carbon steel, 6"x4"x1/2" angles, 30' long, ASTM spec. A-7, base quantity, f.o.b. mill	100 lb.	4.867	4.867	4.517
Bars, reinforcing, carbon steel, 3/4" rounds x 30' long with 10% shorts, spec. ASTM A-15, 50T, base quantity, f.o.b. mill	100 lb.	5.313	5.313	4.963
Sheets, galvanized, carbon steel, 24 gage x 30" wide x 96" long, commercial coating, base chemistry, base packaging, base quantity, f.o.b. mill	100 lb.	7.770	7.770	7.220
Pipe, standard, black, carbon steel, butt weld, threaded and coupled, 1-1/4" nominal, random lengths, wt. 228 lbs., f.o.b. mill	100 ft.	16.997	16.997	15.000
Pipe, standard, galvanized, carbon steel, butt weld, threaded and coupled, 1-1/4" nominal, random lengths, wt. 228 lbs., f.o.b. mill	100 ft.	21.137	21.137	18.605
Nails, wire, carbon steel, 8-penny, common, c/l, f.o.b. mill	100 lb. keg	8.595	8.595	7.815
Soil pipe, cast iron, 2" to 6", single and double hub, service pipe, extra heavy, f.o.b. foundry, index number (1947-49 = 100)	Ton	(111.3)	(111.3)	(108.4)
Aluminum sheets, 3003-H14, hard alloy, mill finish, 0.64"x48"x144", 30,000 lbs. or over, f.o.b. shipping point, freight allowed	Pound	\$0.393	\$0.393	(1)
Copper water tubing, type L, 3/4" size, 0.045" thick, 2,000 ft. or more in 60' coils (0.455 lbs. per linear ft.), f.o.b. mill, freight allowed	Foot	.328	.324	\$0.267
Wire, building, type R, size 12, single braid, f.o.b. destination, or freight prepaid on specified amounts	M ft.	18.105	18.105	13.281
Screening, insect, bronze wire, 18x14 mesh, 30" wide, c/l, f.o.b. factory	Linear ft. roll	30.780	30.780	24.220
PLUMBING EQUIPMENT				
Bath tub, enameled iron, 5', recessed, f.o.b. factory, freight allowed	Each	55.113	55.113	53.841
Lavatory, enameled iron, 20"x18", f.o.b. plant, freight allowed	Each	13.497	13.497	12.858
Water closet, vitreous china, close coupled, reverse trap, f.o.b. plant, freight allowed	Each	24.661	24.661	21.787
Sink, enameled steel, 32"x21", flat rim, 2-compartment, acid resisting, without drainboard, f.o.b. plant, freight allowed	Each	16.634	16.634	16.058

See footnotes at end of table.

Table 26.--Wholesale Prices of Selected Building Materials--Continued

Commodity	Unit	1956		1955
		Feb.	Jan.	Feb.
HEATING EQUIPMENT				
Boiler, heating, steel, oil fired, steam rating 400 sq. ft., less burner, with jacket and standard trim, f.o.b. factory, freight allowed	Each	\$186.122	\$186.122	\$186.618
Convactor, nonferrous, free standing, average steam rating 43 sq. ft., E.D.R., f.o.b. factory, freight allowance	Sq. ft., incl. enclosure	.441	.446	.433
Furnace, warm air:				
Steel, oil fired, forced air, gun-type burner, average bonnet output 90,000-115,000 BTU per hr., f.o.b. factory, freight allowance	Each	239.140	247.575	247.732
Steel, gas fired, standard automatic controls, average input rating 85,000-110,000 BTU per hr., enclosing jacket, f.o.b. factory, freight allowance	Each	166.051	166.051	164.098
Furnace, floor, gas fired, floor grill, average input rating 40,000-60,000 BTU per hr., manual controls, f.o.b. factory	Each	57.217	57.217	56.967
Oil burner, mechanical forced draft (gun-type) 2-1/2 gal. per hr., thermostat, limit and stack controls, f.o.b. factory	Each	100.961	100.961	101.958
Water heater, gas, automatic, 30-gal. storage tank, galvanized steel, 1-year guarantee, f.o.b. factory, freight allowed	Each	40.072	40.954	38.350
NONMETALLIC MINERAL PRODUCTS				
Sand, construction, f.o.b. plant	Ton	1.217	1.215	1.172
Gravel, for concrete, 1-1/2" maximum, f.o.b. plant	Ton	1.494	1.492	1.404
Crushed stone, for concrete, 1-1/2" maximum, f.o.b. plant	Ton	1.620	1.617	1.567
Block, concrete, lightweight aggregate, 8"x8"x16", f.o.b. plant	Each	.178	.178	.174
Pipe, concrete, culvert, reinforced, 24" diameter, ASTM spec. C76-41 table 1, 3" wall thickness, 3'-8' lengths, delivered	Foot	3.910	3.910	3.738
Brick, building, f.o.b. plant	Thousand	30.281	30.092	28.559
Brick, face, red, first quality, textured, f.o.b. plant	Thousand	38.915	38.748	37.383
Tile, clay, partition, scored, 4"x12"x12", 3-cell, 16 lbs., f.o.b. plant	Thousand	134.556	134.556	125.734
Sewer pipe, vitrified clay, 8" diameter, 3' lengths, standard strength, f.o.b. plant	Foot	.513	.510	.464
Lath, gypsum, 3/8"x16"x48", f.o.b. plant, freight equalized	M sq. ft.	24.990	24.990	24.010
Wallboard, gypsum, 3/8"x48", varying lengths, f.o.b. plant, freight equalized	M sq. ft.	32.830	32.830	31.850
Plaster, gypsum, base coat, f.o.b. plant, freight equalized	Ton	15.928	15.928	14.948
Shingles, asphalt, strip, 210 lbs., f.o.b. factory, freight allowance	Square	4.945	4.945	5.012
Lime, hydrated, building, finishing, f.o.b. plant	Ton	20.194	20.194	18.057
Siding shingles, asbestos cement, f.o.b. plant, freight equalized	Square	10.480	10.306	9.697

Source: Department of Labor. ¹ Not available.

Table 27.--Indexes of Union Hourly Wage Rates in the Building Trades, by Trade

(1947-49=100)

Period	All trades	Bricklayers	Carpenters	Electricians	Painters	Plasterers	Plumbers	Building laborers
1950: July 1	110.7	111.6	110.1	111.5	109.6	113.0	107.8	112.4
1951: July 1	117.8	116.3	117.4	120.0	116.8	118.5	114.2	120.4
1952: July 1	125.1	126.2	124.6	126.8	124.4	125.3	121.0	128.6
1953: July 1	131.6	130.0	131.1	132.0	130.5	130.1	125.4	138.4
1954: July 1	136.4	134.2	135.3	135.9	134.5	132.5	132.3	144.4
1955: July 1	141.2	137.8	140.3	139.0	139.9	136.5	135.5	150.9
1955: Jan. 1	138.0	(1)	(1)	(1)	(1)	(1)	(1)	(1)
Apr. 1	138.0	(1)	(1)	(1)	(1)	(1)	(1)	(1)
Oct. 3	*142.0	(1)	(1)	(1)	(1)	(1)	(1)	(1)
1956: Jan. 3	*143.0	(1)	(1)	(1)	(1)	(1)	(1)	(1)
Apr. 2	*144.0	(1)	(1)	(1)	(1)	(1)	(1)	(1)

Source: Department of Labor. * Estimated. ¹ Not available.

Table 28.--Union Wage Scales in the Building Trades: Average Rate and Range in Rates, by Trade, and Rate by City

(As of April 2, 1956)

City	Bricklayers	Carpenters	Electricians	Painters	Plasterers	Plumbers	Building laborers
ALL PLACES:							
Estimated average rate.....	\$3.52	\$3.06	\$3.26	\$2.97	\$3.40	\$3.29	\$2.12
Range in rate levels	2.25-3.85	1.88-3.65	2.35-4.00	1.75-3.35	2.25-3.85	2.35-3.75	1.00-2.80
<i>Cents-per-hour increase,</i>							
<i>Jan. 3-Apr. 2, 1956</i>	1.4	1.4	3.6	4.3	.2	3.4	1.7
Albuquerque, N. Mex.	3.500	*2.900	3.100	2.500	3.000	3.125	*1.900
Atlanta, Ga.	3.250	2.700	3.100	2.750	2.875	3.050	1.400
Baltimore, Md.	*3.450	*3.025	*3.225	*2.675	3.250	*3.200	*1.725
Birmingham, Ala.	3.500	2.600	3.175	*2.750	2.820	3.050	*1.500
Boise, Idaho.	3.100	2.500	2.700	2.500	2.900	3.000	1.950
Boston, Mass.	*3.500	*3.050	*3.200	2.600	3.250	3.050	*2.300
Buffalo, N. Y.	3.445	3.110	3.350	2.875	3.365	3.150	2.360
Burlington, Vt.	3.500	*2.500	2.350	1.750	3.500	*2.500	1.625
Butte, Mont.	3.125	2.725	3.100	2.600	3.000	3.150	2.010
Charleston, S. C.	*2.750	2.250	2.750	2.000	2.600	*3.000	1.200
Charleston, W. Va.	3.400	2.925	3.000	2.500	3.000	3.050	*2.000
Charlotte, N. C.	2.950	2.225	2.600	1.750	2.250	2.850	*1.225
Chattanooga, Tenn.	3.275	2.700	3.100	2.450	3.000	3.150	1.550
Cheyenne, Wyo.	3.500	2.500	2.840	2.500	3.000	*3.000	1.700
Chicago, Ill.	3.550	3.275	*3.480	*3.275	3.470	*3.280	2.500
Cincinnati, Ohio	*3.450	3.150	3.375	2.800	3.225	*3.275	2.200
Cleveland, Ohio	3.375	3.400	3.425	*3.150	3.400	3.300	2.650
Columbia, S. C.	*2.500	*1.875	2.600	*2.250	*2.500	*2.850	(1)
Columbus, Ohio	3.425	2.850	3.180	2.600	3.000	3.150	2.000
Dallas, Tex.	3.625	2.875	3.000	2.750	3.438	3.100	1.500
Dayton, Ohio	3.470	2.950	3.340	2.820	3.120	3.250	2.130
Denver, Colo.	3.500	2.975	3.000	*2.900	3.300	*3.170	*2.000
Des Moines, Iowa	3.650	2.900	3.050	2.625	3.000	3.200	2.150
Detroit, Mich.	3.480	3.100	3.350	2.975	3.494	3.330	2.450
Duluth, Minn.	3.150	2.600	*2.950	2.500	3.000	*2.950	1.950
El Paso, Tex.	3.350	2.750	3.100	2.300	3.000	3.000	1.500
Erie, Pa.	3.450	3.000	3.050	2.550	3.100	3.000	2.175
Evansville, Ind.	*3.425	2.710	3.000	2.680	3.100	*3.125	*2.025
Fargo, N. Dak.	*3.320	2.300	*2.700	2.200	2.850	2.525	1.550
Grand Rapids, Mich.	3.350	2.775	3.100	2.500	3.100	3.250	2.050
Hartford, Conn.	3.250	*2.975	3.200	*2.850	3.250	3.250	*2.180
Houston, Tex.	*3.688	2.975	3.250	2.750	3.250	3.100	1.750
Indianapolis, Ind.	3.450	3.100	3.250	2.800	3.250	3.200	2.150
Jackson, Miss.	3.000	2.450	2.750	2.250	2.625	2.900	1.200
Jacksonville, Fla.	3.050	2.550	3.200	2.325	2.800	3.100	1.000
Kansas City, Mo.	3.625	*2.900	*3.200	*2.850	*3.375	3.150	*2.155
Knoxville, Tenn.	3.250	2.650	2.920	2.400	3.000	3.000	1.550
Lansing, Mich.	3.520	2.975	3.100	2.770	3.520	3.100	2.200
Las Vegas, Nev.	3.750	3.040	3.350	3.000	3.750	3.500	2.300
Little Rock, Ark.	3.400	2.600	2.875	2.250	2.940	3.000	1.250
Los Angeles, Calif.	3.600	2.900	3.450	2.900	3.625	3.425	2.200
Louisville, Ky.	3.400	3.000	3.150	*2.800	3.210	3.175	2.000
Madison, Wis.	3.150	*2.850	3.060	2.600	*3.170	3.025	2.200
Manchester, N. H.	3.250	2.575	2.625	2.150	3.250	2.775	2.000
Memphis, Tenn.	3.500	2.475	3.000	2.438	3.000	*3.125	*1.400
Miami, Fla.	*3.250	*2.880	*3.150	2.620	*3.250	3.075	1.350
Milwaukee, Wis.	3.250	2.990	3.050	2.600	3.120	3.050	2.225
Minneapolis, Minn.	3.325	2.900	3.000	2.750	3.050	3.000	2.150
Mobile, Ala.	3.410	2.700	3.075	2.600	3.050	3.200	1.600
Montgomery, Ala.	2.875	2.250	2.625	2.350	2.500	3.000	1.000

See footnotes at end of table.

Table 28.--Union Wage Scales in the Building Trades: Average Rate and Range in Rates, by Trade, and Rate by City--Continued

(As of April 2, 1956)

City	Bricklayers	Carpenters	Electricians	Painters	Plasterers	Plumbers	Building laborers
Nashville, Tenn.	\$3.250	\$2.425	\$3.000	\$2.350	\$3.000	\$3.000	\$1.250
Newark, N. J.	3.850	3.650	3.650	3.350	3.850	3.500	2.800
New Haven, Conn.	3.250	2.750	3.250	*2.900	3.250	*3.250	*2.350
New Orleans, La.	3.175	2.600	3.025	*2.400	2.800	3.000	1.475
New York, N. Y.	3.800	3.550	3.500	3.075	3.850	*3.750	2.800
Norfolk, Va.	3.250	2.300	*3.050	*2.360	3.000	*2.900	1.250
Oakland, Calif.	3.750	2.900	3.125	2.920	3.540	3.325	2.175
Oklahoma City, Okla.	3.500	2.725	*3.250	2.450	3.500	*3.150	1.800
Omaha, Nebr.	*3.375	*2.825	3.150	*2.500	3.100	3.050	*2.000
Peoria, Ill.	3.425	3.060	3.200	2.775	3.395	3.200	2.375
Philadelphia, Pa.	3.750	3.300	3.775	2.700	3.500	3.500	2.025
Phoenix, Ariz.	3.625	2.900	3.125	2.700	3.300	*3.100	2.100
Pittsburgh, Pa.	3.600	3.200	3.500	*3.000	3.325	3.425	2.100
Portland, Maine	3.150	2.500	2.600	1.800	2.900	2.775	1.850
Portland, Oreg.	3.400	2.800	3.100	*2.750	3.250	*3.250	2.250
Providence, R. I.	3.325	2.625	2.750	*2.500	3.250	3.000	1.975
Raleigh, N. C.	*2.750	2.000	*2.500	1.750	2.500	2.500	(1)
Reading, Pa.	3.200	2.785	*3.175	2.400	3.075	3.000	1.850
Richmond, Va.	3.250	2.300	2.750	2.150	2.850	2.750	*1.400
Rochester, N. Y.	3.335	3.100	3.200	2.890	3.335	3.050	2.340
Rock Island, Ill. (Dist.) ²	3.275	2.800	3.100	2.750	3.000	3.000	2.135
St. Louis, Mo.	3.750	3.250	*3.500	3.085	3.425	3.450	2.300
St. Paul, Minn.	3.325	2.900	3.000	2.750	3.150	3.000	2.150
Salt Lake City, Utah	3.125	2.600	*3.000	2.500	3.125	*3.000	1.875
San Antonio, Tex.	3.375	2.650	3.000	2.500	3.375	3.050	1.300
San Diego, Calif.	3.500	2.900	*3.250	2.820	3.500	3.425	2.200
San Francisco, Calif.	3.750	2.900	3.225	2.920	3.563	3.200	2.175
Santa Fe, N. Mex.	3.750	*2.900	*3.100	*2.500	3.000	3.125	*1.900
Savannah, Ga.	2.950	*2.550	3.000	2.250	2.500	*3.100	1.250
Schenectady, N. Y.	3.250	2.925	3.250	*2.600	3.250	3.050	2.175
Scranton, Pa.	3.125	2.675	3.000	2.375	3.000	3.000	1.950
Seattle, Wash.	3.400	2.800	3.100	*2.810	3.275	3.100	2.370
Shreveport, La.	3.500	*2.625	3.000	2.500	3.250	3.050	*1.450
Sioux Falls, S. Dak.	3.250	2.425	2.850	2.200	2.625	2.925	1.650
South Bend, Ind.	3.500	*2.900	3.000	2.600	*3.250	2.960	*2.210
Spokane, Wash.	*3.550	*2.900	3.000	2.760	3.200	3.100	2.270
Springfield, Mass.	*3.275	2.775	3.050	2.550	*3.275	3.000	*2.075
Syracuse, N. Y.	*3.425	*3.045	3.350	2.600	3.225	3.080	*2.275
Tampa, Fla.	*3.000	*2.450	*3.050	2.175	2.950	2.900	*1.250
Toledo, Ohio	3.435	3.250	3.325	2.945	3.325	3.325	2.445
Trenton, N. J.	3.350	3.375	4.000	2.850	3.350	3.400	2.250
Tulsa, Okla.	*3.550	2.775	3.125	2.750	3.250	3.135	1.750
Washington, D. C.	3.500	3.125	3.500	2.950	3.450	3.410	2.000
Wichita, Kan.	3.500	*2.800	3.200	*2.500	3.125	*3.200	*2.000
Wilmington, Del.	3.500	3.100	3.400	2.750	3.200	3.250	1.875
Worcester, Mass.	3.120	2.880	2.950	2.500	3.150	2.850	2.130
York, Pa.	3.125	2.450	3.000	2.150	2.750	2.805	1.725
Youngstown, Ohio	3.500	3.175	3.225	2.850	3.200	3.175	2.275

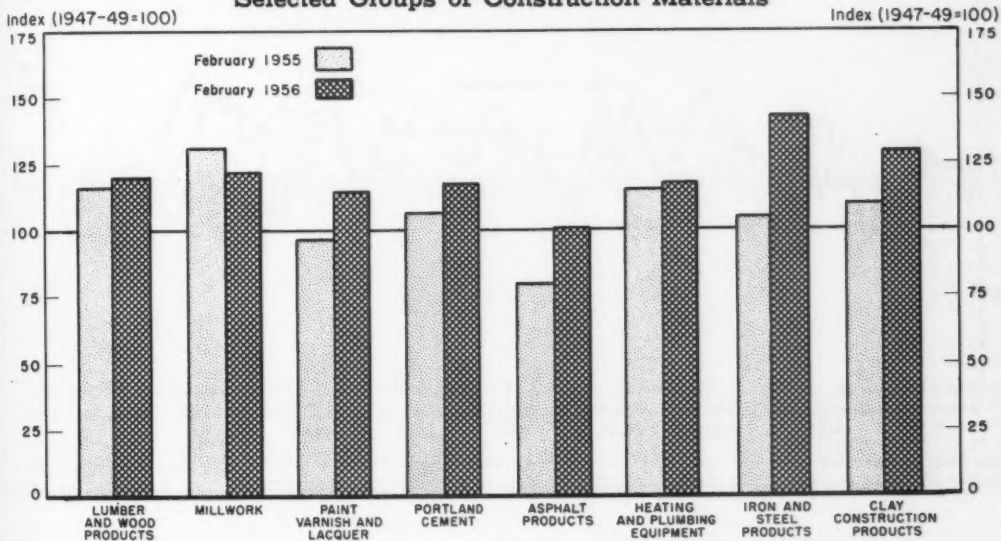
Source: Department of Labor.

* Represents an increase in rates between January 3, and April 2, 1956.

¹ No union scale in effect.² Includes Rock Island and Moline, Ill., and Davenport, Iowa.

Chart 8

Indexes of Materials Output Selected Groups of Construction Materials



SOURCE: DEPARTMENT OF COMMERCE.

CONSTRUCTION REVIEW C. D. 56-10-H

Table 29.--Construction Materials: Indexes of Output

(Monthly average 1947-49 = 100)

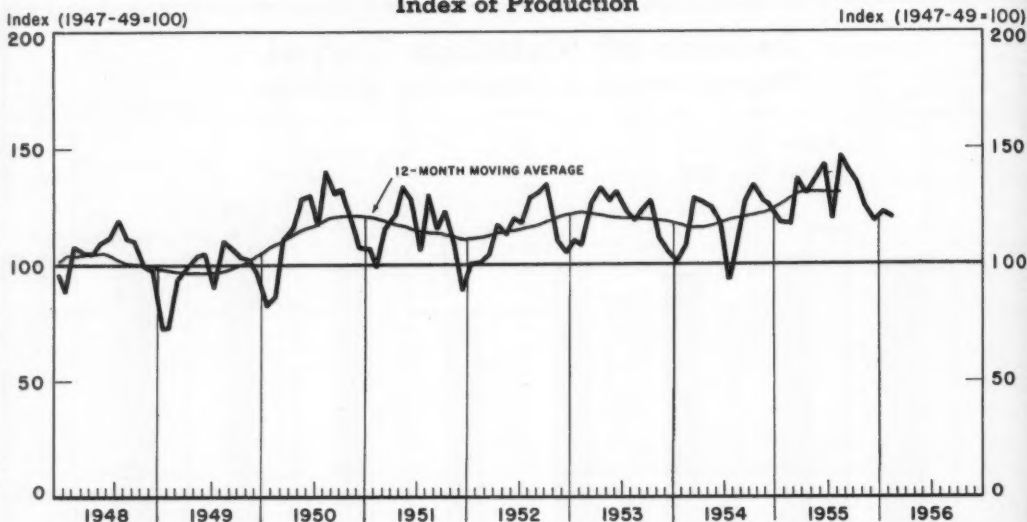
Materials group	Monthly Indexes													
	1955								1956		Annual average			
	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	1953	1954	1955	
Lumber and wood products....	136.6	142.3	119.6	146.0	139.7	135.3	124.6	117.6	121.0	119.5	120.1	118.3	130.2	
Millwork	128.7	135.9	108.8	141.7	143.1	134.3	128.3	103.9	107.7	122.9	106.5	116.8	131.9	
Paint, varnish, and lacquer	126.6	138.8	111.8	123.4	118.1	107.1	105.9	100.3	112.3	114.4	*108.0	*106.1	114.2	
Portland cement	161.7	160.1	163.5	166.7	161.1	167.0	148.9	138.0	128.2	117.1	131.6	135.2	147.9	
Asphalt products	121.3	146.8	107.0	146.8	126.2	122.4	110.1	71.2	68.5	100.3	100.3	103.1	112.8	
Heating and plumbing equipment	130.3	143.8	116.9	180.6	183.2	164.0	139.7	107.7	126.8	117.6	115.6	117.6	139.0	
Iron and steel products	136.2	154.2	127.6	144.1	149.5	145.0	134.9	132.3	136.4	142.9	127.8	120.5	133.0	
Clay construction products..	136.5	147.1	135.6	150.1	151.3	148.0	146.0	136.4	136.1	129.2	112.2	115.9	136.2	
	Quarterly Indexes													
	1955								Annual average					
	First quarter		Second quarter		Third quarter		Fourth quarter		1953	1954	1955			
Gypsum products	168.9		173.7		180.3		185.4		138.5	151.6	177.1			
Plumbing fixtures	133.5		141.3		130.4		142.2		101.0	*107.0	136.9			

Source: Table compiled by the Department of Commerce from data reported by various Government agencies and by private firms shown in notes to the tables following. * Revised.

Chart 9.

Lumber and Wood Products

Index of Production



SOURCE: DEPARTMENT OF COMMERCE

CONSTRUCTION REVIEW C.D. 56-10-1

Table 30.--Lumber and Wood Products: Production, Shipments, and Stocks

Period	Softwood lumber (Million board feet)			Hardwood flooring (Thousand board feet)			Douglas fir plywood (Million square feet)	Insulating boards (Tons)	Hardboard (Tons)
	Production	Shipments	Stocks*	Production	Shipments	Stocks*	Production		
1947-49 average.....	28,048	27,440	4,448	812,365	789,437	44,455	1,802	766,269	294,214
Year: 1953.....	31,072	30,318	5,756	1,004,558	1,010,972	73,449	3,704	950,889	423,418
1954.....	29,296	29,798	5,275	1,145,118	1,139,091	68,425	3,825	1,013,340	493,258
1955.....	31,563	31,432	5,429	1,268,104	1,258,914	70,045	4,901	1,119,213	537,125
12 months ending:									
October 1955.....	31,893	31,918	--	1,268,552	1,264,831	--	4,852	1,105,224	531,142
November 1955.....	31,782	31,805	--	1,272,623	1,265,292	--	4,880	1,109,704	533,234
January 1956.....	31,559	31,348	--	1,271,627	1,254,986	--	4,956	1,116,384	543,215
February 1956.....	31,528	31,343	--	1,275,095	1,253,202	--	5,010	1,122,815	547,657
1955: February.....	2,320	2,293	5,284	93,925	94,946	62,945	389	86,784	39,722
March.....	2,734	2,819	5,205	110,093	111,090	61,076	444	97,328	46,368
April.....	2,629	2,754	5,121	104,293	108,160	55,183	413	87,850	44,844
May.....	2,802	2,827	5,107	109,546	109,787	55,200	409	92,160	46,759
June.....	2,946	3,047	5,007	116,072	116,682	53,454	429	81,597	45,579
July.....	2,464	2,592	4,869	103,278	104,894	51,788	321	91,602	44,170
August.....	3,038	2,962	4,952	114,156	113,495	52,424	415	102,681	46,482
September.....	2,871	2,756	5,066	109,338	110,585	50,483	423	95,722	44,438
October.....	2,728	2,605	6,665	105,945	104,909	51,644	428	101,344	46,860
November.....	2,442	2,360	5,254	106,217	98,949	58,812	423	93,644	45,836
December.....	2,280	2,106	5,429	97,765	86,532	70,045	414	93,748	42,426
1956: January.....	2,305	2,227	5,495	100,999	94,957	76,187	448	91,924	49,731
February.....	2,289	2,288	5,486	97,393	93,162	81,877	443	93,215	44,164
Percent change									
February, 1955-56.....	-1	(1)	+4	+4	-2	+30	+14	+7	+11
First 2 mos., 1955-56.....	-1	-2	--	+16	+17	--	+14	+2	+13

Source: Table compiled by Department of Commerce (BD&A) from data reported by the National Lumber Manufacturers Association, the Douglas Fir Plywood Association, and the Bureau of the Census.

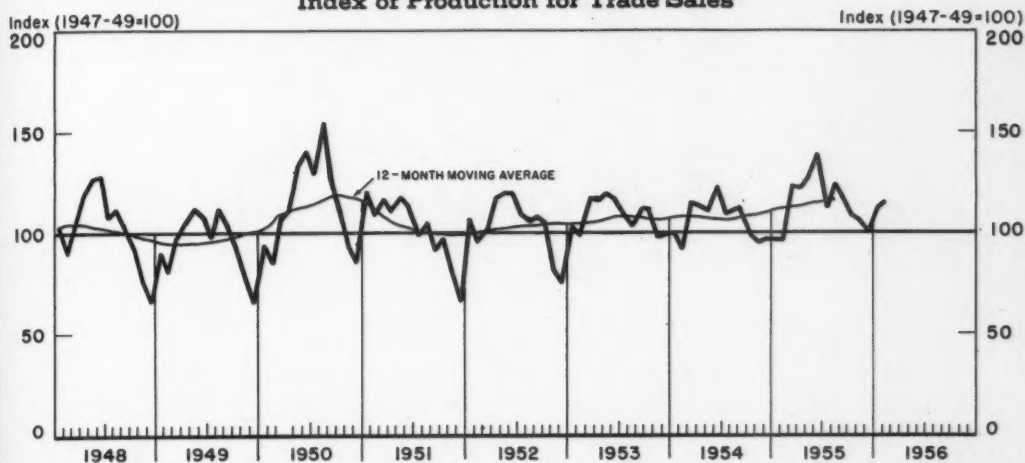
* Change of less than one-half of 1 percent. * Stocks

data: As of end of period shown.

Chart 10.

Paint, Varnish, and Lacquer

Index of Production for Trade Sales



SOURCE: DEPARTMENT OF COMMERCE

CONSTRUCTION REVIEW C.D. 56-10-J

Table 31.--Millwork Products, and Paint, Varnish, and Lacquer: Production

Period	Production (Thousands of units)					Production for trade sales (Thousands of gallons)
	Douglas fir doors (panel type)	Ponderosa pine doors	Hardwood doors	Sash	Exterior frames	Paint, varnish, & lacquer
1947-49 average	5,658	3,780	3,172	11,246	4,152	266,701
Year: 1953	4,070	2,487	4,783	11,419	5,072	288,094
1954	3,522	2,285	5,940	11,054	5,791	282,979
1955	(1)	2,253	6,786	12,733	7,259	304,476
12 months ending:						
October 1955	(1)	2,311	6,928	12,943	7,309	301,400
November 1955	(1)	2,313	6,892	12,960	7,382	303,836
January 1956	(1)	2,223	6,704	12,589	7,174	307,884
February 1956	(1)	2,228	6,700	12,424	7,115	311,851
1955: February	355	184	565	1,061	522	21,456
March	415	236	657	1,181	653	27,344
April	301	187	646	987	591	27,025
May	254	182	554	1,050	606	28,130
June	216	182	579	1,104	720	30,844
July	184	133	490	817	537	24,845
August	229	203	613	1,163	704	27,423
September	239	202	621	1,137	713	26,255
October	(1)	206	528	1,174	681	23,797
November	(1)	193	517	1,145	591	23,529
December	(1)	149	454	897	414	22,282
1956: January	(1)	166	480	873	442	24,954
February	(1)	189	561	896	463	25,423
Percent change						
February, 1955-56	--	+ 3	- 1	-16	-11	+18
First 2 mos., 1955-56	--	- 7	- 8	-15	-14	+17

Source: Table compiled by Department of Commerce (BDSA) from data reported by the Fir Door Institute, the National Wood Work Manufacturers Association (whose data on ponderosa pine and hardwood doors, sash and exterior frames are only from member firms, and are not adjusted to represent full coverage), and the Bureau of the Census. ¹ Not available.

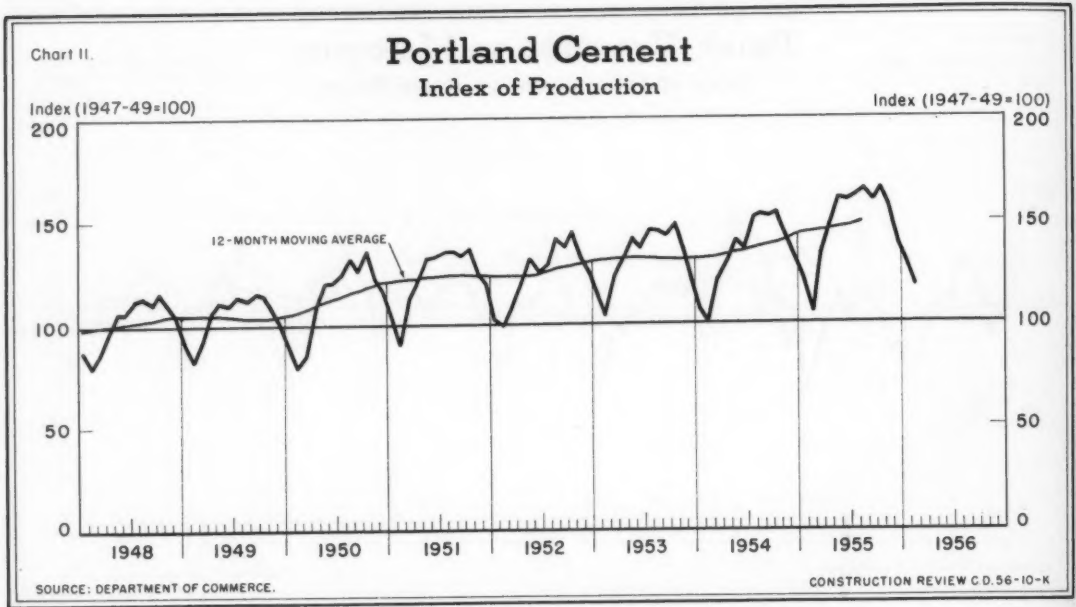


Table 32.--Portland Cement, and Asphalt and Gypsum Products: Production, Shipments, and Stocks

Period	Pro- duction	Ship- ments	Stocks*	Shipments (Thousands of squares)				Shipments (Million square feet)	
	(Thousands of barrels)			Asphalt prepared roofing	Asphalt siding	Asphalt insulated brick siding	Asphalt and tar saturated felts	Gypsum board ¹	Gypsum lath ¹
	Portland cement								
1947-49 average	200,607	199,306	11,922	61,252	3,365	2,811	17,087	2,478	2,075
Year: 1953	264,022	260,889	19,231	56,703	1,557	2,794	25,778	3,757	2,435
1954	271,277	274,096	16,731	58,648	1,447	2,297	28,531	4,217	2,484
1955	296,829	295,265	17,536	62,930	1,293	2,193	34,609	4,911	2,926
12 months ending:									
October 1955	294,976	295,190	--	63,808	1,302	2,183	32,632		
November 1955	296,044	294,409	--	63,317	1,305	2,197	33,747		
January 1956	298,046	295,245	--	62,928	1,291	2,194	34,316		
February 1956	300,013	297,037	--	64,288	1,324	2,202	34,389		
1955: February	17,611	14,031	27,087	3,264	79	108	2,711		
March	22,340	22,941	26,516	5,533	125	161	3,758	1,181	683
April	24,818	25,295	26,106	6,099	98	172	2,977		
May	27,031	29,172	23,672	5,972	91	227	2,568	1,200	724
June	26,762	31,260	18,855	6,950	109	233	3,647		
July	27,332	29,467	16,727	5,225	91	200	2,312		
August	27,861	31,883	12,731	7,183	124	253	3,238	1,232	771
September	26,958	29,867	9,779	6,242	139	255	2,496		
October	27,924	28,641	8,753	5,948	150	229	2,624		
November	24,894	21,985	11,663	4,617	128	169	3,483	1,298	748
December	23,075	17,203	17,536	2,707	74	93	2,704		
1956: January	21,440	13,500	25,456	3,188	83	94	1,798		
February	19,578	16,093	28,939	4,624	112	116	2,784		
Percent change									
February, 1955-56	+11	+15	+7	+42	+42	+7	+3	--	--
First 2 mos., 1955-56	+ 8	+ 7	--	+21	+19	-5	+4	--	--

Source: Table compiled by Department of Commerce (BDSA) from data reported by the Department of Interior (Bureau of Mines), and the Bureau of the Census.

¹ Data reported on quarterly basis.

* Stocks data: As of end of period shown.

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Table 33.--Portland Cement: Destination of Shipments, by State

(Thousands of barrels)

State	1955		1956	Calendar year				12 months ending--	
	Nov.	Dec.	Jan.	1952	1953	1954	1955	Nov. 1955	Jan. 1956
Alabama	333	321	236	3,883	4,260	3,943	3,949	3,902	3,913
Arizona	174	180	192	2,119	2,433	2,215	2,337	2,351	2,360
Arkansas	145	123	66	1,940	1,762	1,894	2,519	2,583	2,362
California	2,412	1,925	2,193	25,367	27,737	28,528	31,553	31,875	31,889
Colorado	275	240	193	2,826	2,941	3,285	3,486	3,453	3,515
Connecticut	247	217	128	2,977	3,194	3,258	3,380	3,367	3,378
Delaware	83	68	45	861	902	910	1,097	1,072	1,108
District of Columbia	112	96	58	1,156	1,249	1,324	1,395	1,389	1,365
Florida	721	690	696	6,680	7,487	8,354	8,997	9,054	8,913
Georgia	444	430	349	4,161	4,644	4,441	5,198	5,075	5,227
Idaho	55	42	37	1,116	986	1,215	923	920	940
Illinois	1,224	740	537	13,327	13,439	14,973	14,670	14,595	14,716
Indiana	561	351	279	6,207	6,568	6,724	8,073	8,019	8,133
Iowa	316	132	82	4,890	4,941	5,863	5,883	5,899	5,877
Kansas	533	321	241	5,939	5,801	6,576	7,248	7,265	7,242
Kentucky	301	183	98	3,621	3,354	3,026	3,636	3,591	3,617
Louisiana	734	698	686	5,869	5,728	6,292	7,347	7,101	7,585
Maine	58	38	20	692	894	857	961	965	958
Maryland	397	306	236	4,363	4,676	4,447	4,882	4,842	4,890
Massachusetts	432	358	197	4,347	4,351	4,180	5,239	5,173	5,236
Michigan	996	639	505	11,255	12,716	13,076	13,991	13,967	14,015
Minnesota	285	191	107	4,748	4,968	5,500	5,838	5,816	5,804
Mississippi	144	141	98	1,705	1,696	1,732	1,972	1,948	1,971
Missouri	587	444	212	6,319	6,796	7,556	7,824	7,802	7,747
Montana	55	36	25	1,358	949	1,019	951	961	947
Nebraska	207	76	83	2,629	3,384	3,724	3,485	3,568	3,483
Nevada	49	52	47	625	618	842	737	744	743
New Hampshire	49	29	16	451	549	827	1,147	1,148	1,139
New Jersey	671	602	363	8,084	8,581	9,164	9,337	9,290	9,313
New Mexico	167	120	134	1,645	1,860	2,111	1,996	2,043	1,987
New York	1,190	993	631	16,905	19,134	20,290	19,399	19,452	19,436
North Carolina	358	289	219	3,896	3,715	4,009	4,414	4,347	4,396
North Dakota	30	12	17	1,062	1,148	1,161	1,150	1,154	1,157
Ohio	1,276	840	545	13,021	14,286	16,003	17,320	17,153	17,349
Oklahoma	424	364	211	4,677	4,158	4,364	4,785	4,740	4,734
Oregon	131	177	99	2,902	2,445	2,081	2,398	2,354	2,372
Pennsylvania	1,126	814	479	15,055	15,234	15,108	16,077	16,085	15,969
Rhode Island	54	42	20	1,015	857	685	822	823	818
South Carolina	211	183	146	2,961	2,217	1,993	2,461	2,380	2,475
South Dakota	55	29	20	1,113	1,246	1,116	1,221	1,218	1,219
Tennessee	465	391	330	4,702	4,856	4,683	5,088	4,961	5,178
Texas	1,649	1,665	1,192	17,249	16,158	19,081	20,781	20,715	20,482
Utah	133	106	84	1,343	1,343	1,508	1,835	1,816	1,878
Vermont	15	13	6	321	300	242	294	292	297
Virginia	426	303	248	4,652	4,701	4,474	4,801	4,743	4,801
Washington	255	199	180	4,954	5,413	5,684	5,656	5,835	5,518
West Virginia	157	106	51	1,791	1,921	2,379	2,053	2,022	2,044
Wisconsin	510	240	205	5,673	6,127	5,840	5,977	5,977	6,000
Wyoming	41	31	28	561	538	585	578	577	587

Source: Table compiled by Department of Commerce from data reported by Department of Interior (Bureau of Mines).

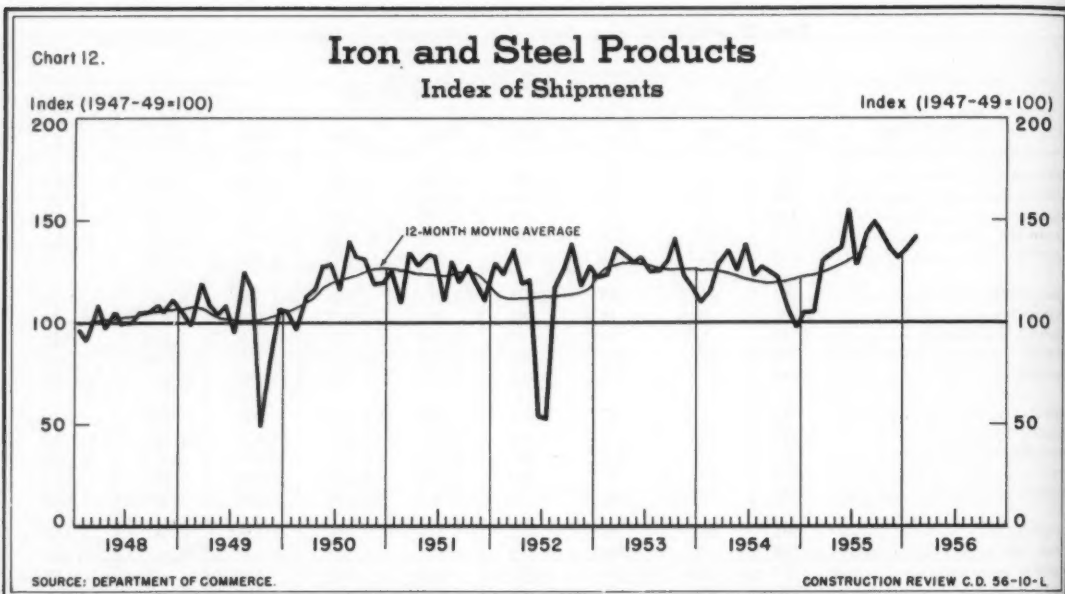


Table 34.—Iron and Steel Products: Shipments, Bookings, and Backlog

(Thousands of tons)

Period	Shipments									Shipments	Bookings	Back-log ¹
	Line pipe	Concrete reinforcing bars	Galvanized sheets	Nails	Piling	Rails	Cast-iron pipe		Rigid steel conduit				Fabricated structural steel
							Pressure	Soil				
1947-49 average	1,975	1,523	1,669	797	309	2,167	1,075	604	226	2,248	2,105	--
Year: 1953	3,507	1,849	2,291	529	343	1,954	1,286	677	221	3,117	2,787	1,010
1954	2,595	1,751	2,363	567	388	1,196	1,376	744	227	3,136	2,510	743
1955	3,083	2,163	2,865	651	391	1,233	1,682	869	280	2,981	3,693	1,029
12 months ending:												
October 1955	2,769	2,036	2,750	651	380	1,150	1,628	876	275	2,928	3,372	--
November 1955	2,897	2,092	2,809	648	383	1,175	1,659	878	276	2,957	3,522	--
January 1956	3,238	2,229	2,923	652	400	1,267	1,712	867	283	3,006	3,857	--
February 1956	3,391	2,275	2,997	650	405	1,278	1,750	864	(2)	3,076	3,952	--
1955: February	135	128	199	51	27	103	95	67	20	213	234	802
March	254	161	239	61	29	122	130	83	23	228	285	877
April	253	184	239	62	27	118	146	76	19	242	270	881
May	265	215	236	63	40	121	169	75	21	223	303	958
June	348	209	247	74	39	127	147	84	23	282	318	991
July	296	177	205	49	32	104	129	67	35	219	369	1,009
August	315	197	242	56	32	88	156	85	21	268	312	1,060
September	295	186	269	58	33	95	165	82	25	289	339	1,049
October	265	202	260	53	41	86	161	76	26	284	309	1,068
November	260	194	256	40	34	74	149	67	24	259	345	1,088
December	278	194	262	35	36	98	134	46	24	248	368	1,029
1956: January	274	182	269	50	30	131	131	59	22	251	405	1,176
February	288	174	273	49	32	114	133	64	(2)	283	329	1,199
Percent change												
February, 1955-56	+113	+36	+37	-4	+19	+11	+40	-4	--	+33	+41	+50
First 2 mos., 1955-56	+121	+46	+32	-2	+29	+23	+35	-4	--	+22	+54	--

Source: Table compiled by the Department of Commerce (BDSC) from data reported by the American Iron and Steel Institute, the National Electric Manufacturers Association, the American Institute of Steel Construction, and the Bureau of the Census. ¹ Scheduled for fabrication in the next 4 months. ² Not yet available.

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Table 35.--Clay Construction Products: Production and Shipments

Period	Brick, common and face (Million brick)		Structural clay tile (Thousand tons)		Vitrified clay sewer pipe (Thousand tons)		Hollow facing tile (Million brick equivalent)		Glazed & unglazed floor & wall tile (Thousand square feet)	
	Production	Shipments	Production	Shipments	Production	Shipments	Production	Shipments	Production	Shipments
1947-49 average	5,504	5,324	1,286	1,231	1,451	1,375	357	341	104,800	101,088
Year: 1953	5,875	5,771	990	922	1,655	1,563	456	444	137,429	134,375
1954	6,153	6,119	953	895	1,702	1,636	457	444	141,066	139,515
1955	7,148	7,010	839	835	1,925	1,880	493	482	187,991	187,828
12 months ending:										
October 1955	7,024	6,962	849	846	1,889	1,867	494	481	178,694	179,557
November 1955	7,100	6,994	839	838	1,914	1,884	492	480	183,885	183,878
January 1956	7,244	7,033	842	825	1,948	1,900	494	487	191,545	190,542
February 1956	7,334	7,083	840	816	1,971	1,946	499	490	194,215	193,495
1955: February	446	405	65	60	134	109	38	36	13,111	12,528
March	563	568	72	69	163	149	44	44	15,338	15,807
April	569	605	65	70	143	147	37	38	14,550	14,820
May	614	652	68	72	157	178	42	42	15,077	15,491
June	654	684	77	77	179	197	43	45	15,936	16,936
July	623	627	73	70	152	171	41	40	14,414	15,036
August	677	680	73	81	173	193	46	46	16,504	16,969
September	676	678	69	74	183	188	41	40	16,967	17,215
October	657	638	72	74	172	172	38	37	17,467	16,917
November	633	581	70	64	174	157	38	37	17,668	16,543
December	567	480	69	60	163	118	43	40	16,986	16,308
1956: January	565	435	69	54	155	121	43	42	17,527	15,972
February	536	455	63	51	157	155	43	39	15,781	15,481
Percent change										
February, 1955-56	+20	+12	- 3	-15	+17	+42	+13	+ 8	+20	+24
First 2 mos., 1955-56	+20	+ 9	+ 1	-14	+17	+32	+ 8	+12	+23	+22

Source: Table compiled by Department of Commerce (BDSA) from data reported by the Bureau of the Census.

Table 36.--Clay Construction Products: Production and Shipments, by Census Region ¹

Census region	PRODUCTION				SHIPMENTS			
	February 1956		First 2 months, 1956		February 1956		First 2 months, 1956	
	Quantity	Percent change from Feb. 1955	Quantity	Percent change, 1955-56	Quantity	Percent change from Feb. 1955	Quantity	Percent change, 1955-56
Brick, common and face (thousands)								
U. S. TOTAL	536,072	+20	1,101,423	+20	455,350	+12	890,080	+ 9
New England	8,606	+10	19,304	+25	9,008	+63	16,615	+36
Middle Atlantic	78,143	+32	162,999	+25	66,987	+46	117,772	+12
East North Central	119,644	+23	242,388	+21	100,589	+16	203,891	+18
West North Central	26,888	+17	54,353	+12	18,149	+ 4	36,636	+ 2
South Atlantic	137,632	+17	275,162	+18	115,399	+ 4	224,003	+ 3
East South Central	59,379	+26	114,341	+22	48,186	+15	95,566	+14
West South Central	68,655	+16	156,505	+29	53,711	- 6	109,192	- 2
Mountain	21,506	+30	44,256	+34	18,744	+16	38,788	+25
Pacific	15,619	-14	32,115	-16	24,577	(2)	47,617	- 1
Structural clay tile (tons)								
U. S. TOTAL	63,373	- 3	132,792	+ 1	51,331	-14	105,551	-14
Middle Atlantic	6,828	- 1	14,449	+13	4,316	-24	8,661	-26
East North Central	6,728	-40	12,982	-39	5,635	-36	10,607	-46
West North Central	8,674	+18	18,872	+13	5,575	-13	12,045	-10
South Atlantic	12,814	+ 4	17,502	-29	13,232	- 1	25,543	- 4
East South Central	3,503	-46	8,004	-42	3,831	-42	7,431	-47
West South Central	23,823	+22	57,089	+46	17,265	+ 1	37,749	+ 9
Mountain & Pacific	1,003	-40	3,894	+22	1,477	+ 1	3,515	+ 8
Vitrified clay sewer pipe (tons)								
U. S. TOTAL	157,162	+17	312,496	+17	155,027	+42	276,015	+32
Middle Atlantic	14,144	+17	30,692	+17	12,514	+38	21,531	+26
East North Central	65,819	+22	128,822	+21	66,001	+52	111,774	+35
West North Central	15,763	+12	31,913	+ 2	11,327	+20	22,053	+ 5
South Atlantic	14,041	+15	29,466	+59	21,761	+87	36,591	+108
E. & W. South Central	24,004	+36	45,128	+27	21,421	+44	42,096	+32
Mountain	4,159	+ 6	8,315	+ 2	2,886	+24	6,089	+17
Pacific	19,232	- 4	38,160	- 4	19,117	+ 4	35,881	+ 5

Source: Table compiled by Department of Commerce (BDSA) from data reported by the Bureau of the Census. ¹ Composition of regions, and nonfarm population distribution by region, are shown below table 2. ² Change of less than one-half of 1 percent.

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Table 37.--Heating and Plumbing Equipment: Shipments and Stocks

Period	Gas water heaters (Thousands of units)		C. I. convectors and radiators (Thousand square feet)		Warm air furnaces (Thousands of units)		Floor and wall furnaces (Thousands of units)		Residential oil burners ¹ (Thousands of units)
	Shipments	Stocks*	Shipments	Stocks*	Shipments	Stocks*	Shipments	Stocks*	Shipments
1947-49 average	1,818	67	50,980	4,377	794	69	552	44	541
Year: 1953	2,274	128	31,667	4,650	997	148	552	108	541
1954	2,236	103	28,386	5,434	1,132	130	550	74	494
1955	2,598	108	28,512	4,834	1,348	191	558	70	537
12 months ending:									
October 1955	2,577	--	28,616	--	1,336	--	571	--	542
November 1955	2,586	--	28,695	--	1,349	--	565	--	539
January 1956	2,622	--	28,855	--	1,350	--	552	--	530
February 1956	2,653	--	(2)	--	1,349	--	543	--	520
1955: February	215	94	1,970	6,106	80	145	38	81	39
March	249	103	2,419	6,416	87	176	41	81	39
April	232	94	2,035	6,991	92	189	40	82	39
May	217	123	1,732	7,898	100	200	39	83	40
June	215	111	2,208	7,903	117	213	37	85	41
July	207	91	1,865	7,520	108	194	38	87	44
August	260	69	3,615	6,378	164	187	57	85	60
September	224	93	3,326	5,845	164	187	65	71	68
October	219	91	3,115	5,234	150	172	72	61	62
November	185	102	2,779	4,666	121	177	54	61	39
December	175	108	1,773	4,834	80	191	38	70	27
1956: January	224	109	2,018	4,866	87	212	33	86	32
February	246	104	(2)	(2)	79	226	29	87	29
Percent change									
February, 1955-56	+14	+11	--	--	-1	+56	-24	+7	-26
First 2 mos., 1955-56	+13	--	--	--	+1	--	-19	--	-21

Source: Table compiled by Department of Commerce (BDSA) from data reported by the Bureau of the Census. ¹ Sold separately.² Not yet available.

* Stocks data: As of end of period shown.

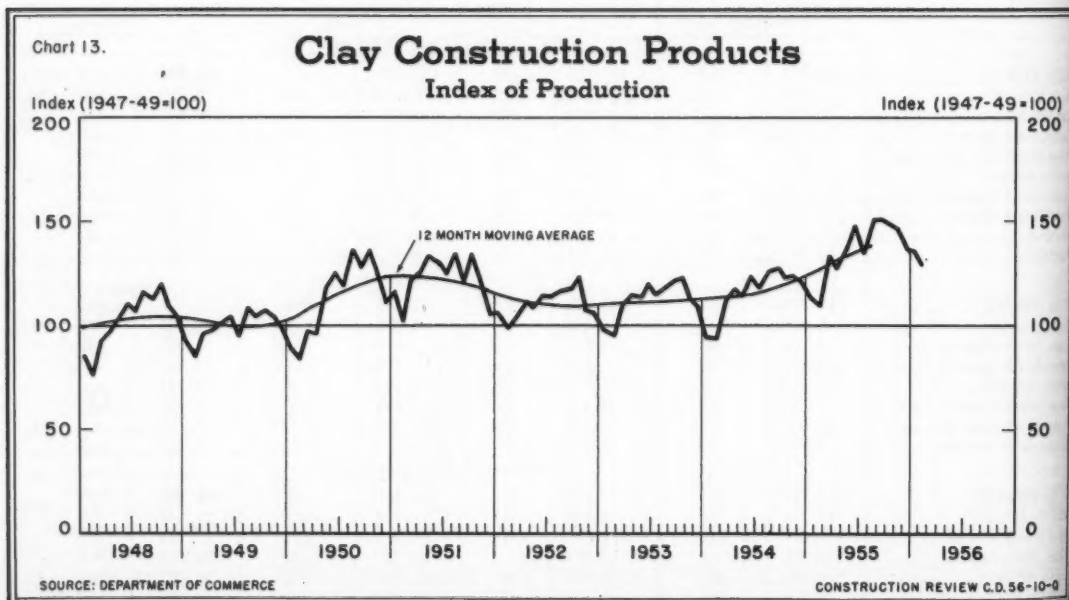


Chart 14.

Asphalt Products

Index of Shipments

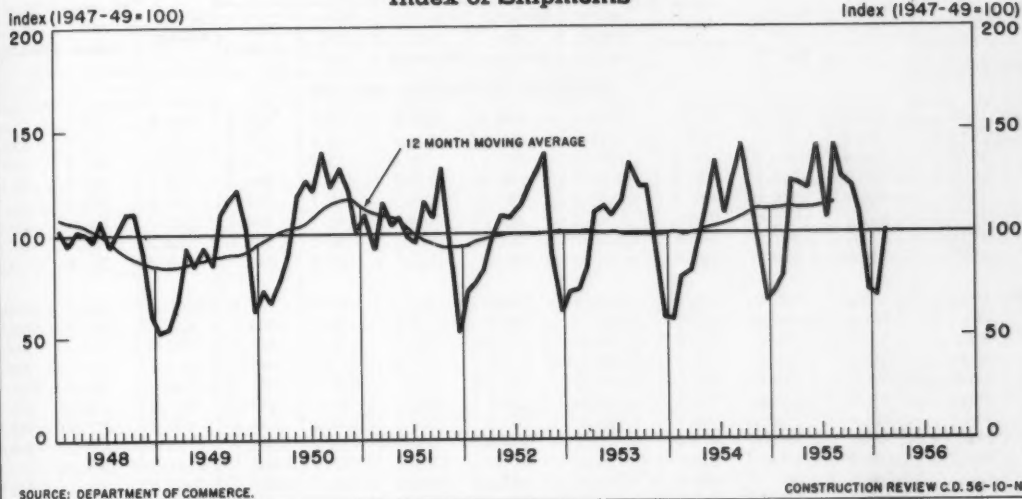


Table 38.--Imports and Exports of Selected Construction Materials

Item	Unit of quantity	IMPORTS			EXPORTS		
		1953	1954	1955	1953	1954	1955
LUMBER, MILLWORK, & WOOD PRODUCTS:							
Softwoods	MM bd. ft.	2,527	2,855	3,326	472	555	621
Hardwood flooring*	M bd. ft.	4,087	4,629	6,783	17,970	18,955	22,768
Wood doors	Units	348,095	249,796	250,070	22,159	22,762	36,687
Wood window sash ¹	Units	--	--	--	11,587	6,915	20,084
Wallboard (hardboard)	Tons	2,058	435	1,146	4,266	5,067	6,337
Hardboard**	Tons	n. a.	24,716	39,681	--	--	--
Insulating wallboard	Tons	4,031	3,711	16,255	17,166	18,658	19,777
Insulation, flexible, wood and vegetable fiber ¹	Tons	--	--	--	1,227	861	1,129
Softwood plywood, interior ¹	M sq. ft.	951	2,164	9,400	5,473	4,112	3,977
Softwood plywood, exterior ¹	M sq. ft.				4,175	2,570	4,144
CEMENT, GYPSUM, & ASBESTOS:							
Portland cement.....	M bbls.	383	448	456	2,093	1,448	1,429
Asbestos construction materials	Tons	1,092	4,168	17,857	14,809	15,056	16,395
Gypsum board and lath ¹	M sq. ft.	--	--	--	45,767	20,969	8,687
Asphalt tile ¹	M sq. yds.	--	--	--	1,844	2,263	2,683
IRON AND STEEL PRODUCTS:							
Cast-iron pipe, pressure ¹	Tons	3,721	5,941	8,414	26,554	21,490	18,900
Cast-iron pipe, soil ¹	Tons				8,459	10,770	5,250
Concrete reinforcing bars	Tons	107,819	164,099	156,966	53,354	29,856	73,968
Steel piling	Tons	5,807	1,814	5,364	10,588	21,369	9,612
Rails	Tons	2,004	3,511	6,278	190,903	96,595	57,650
Line pipe ¹	Tons	--	--	--	180,283	155,108	72,380
Fabricated structural steel ¹	Tons	--	--	--	61,604	48,179	87,690
Gas water heaters ¹	Units	--	--	--	22,996	27,154	30,436
CLAY PRODUCTS:							
Clay building and paving bricks	M brick	4,396	4,696	8,466	38,901	45,541	53,397
Clay floor and wall tiles	M sq. ft.	3,937	5,311	16,119	5,208	6,087	6,749
Hollow building tile ¹	Tons	--	--	--	19,044	20,709	20,300
Clay sewer pipe and drain tile ¹	Tons	--	--	--	7,270	8,655	7,610

Source: Table compiled by Department of Commerce (BDCA) from data reported by the Bureau of the Census.
 only maple (except Japanese), birch, and beech. ** Export data not available. n.a. Not available.

* Imports include
¹ Data for imports not

Part VII--Employment

Table 39.--Contract Construction: Employment by Type of Contractor

Period	All contractors	Building contractors							Nonbuilding contractors		
		All building contractors	General contractors	Special trades contractors					All non-building	Highway and street	Other non-building
				All special trades	Plumbing and heating	Painting and decorating	Electrical work	Other trades			
NUMBER OF EMPLOYEES (in thousands)											
Year: 1948.....	2,169.0	1,753.0	807.0	946.0	238.2	124.9	123.2	459.8	416.0	172.1	243.8
1949.....	2,165.0	1,736.0	779.0	957.0	241.7	123.4	122.1	469.5	428.0	178.1	250.3
1950.....	2,333.0	1,885.0	844.0	1,041.0	263.1	130.8	123.4	524.0	448.0	183.0	265.2
1951.....	2,603.0	2,109.0	957.6	1,151.7	286.9	155.7	140.5	568.7	493.0	201.3	291.9
1952.....	2,634.0	2,119.0	948.3	1,170.8	287.7	156.5	155.7	570.9	514.0	209.4	305.0
1953.....	2,622.0	2,109.0	934.0	1,175.1	288.9	148.1	159.7	578.4	513.0	214.9	297.8
1954.....	2,527.0	2,021.0	848.8	1,172.7	283.4	141.4	156.5	591.5	506.0	217.4	288.2
1955.....	2,506.0	2,008.0	791.0	1,217.0	281.8	145.7	148.3	641.2	498.0	222.8	274.8
1955: Feb.	2,169.0	1,780.0	694.6	1,085.6	264.7	121.7	144.6	554.6	389.0	147.4	241.2
Mar.	2,255.0	1,844.0	723.9	1,119.9	266.3	129.2	143.6	580.8	411.0	161.9	249.0
Apr.	2,399.0	1,935.0	759.8	1,174.8	272.5	140.2	143.8	618.3	464.0	196.4	267.3
May	2,526.0	2,013.0	789.9	1,222.8	279.3	147.8	145.6	650.1	513.0	234.7	278.6
June	2,615.0	2,067.0	819.7	1,247.2	284.0	153.5	148.5	661.2	548.0	262.3	286.1
July	2,701.0	2,134.0	855.5	1,278.8	289.9	161.5	150.1	677.3	567.0	272.3	295.1
Aug.	2,746.0	2,170.0	868.2	1,301.6	297.3	164.1	150.4	689.8	576.0	277.9	298.2
Sept.	2,748.0	2,164.0	851.4	1,312.3	300.0	161.1	152.3	698.9	584.0	279.5	304.0
Oct.	2,685.0	2,120.0	829.2	1,291.0	295.3	157.3	152.9	685.5	565.0	266.2	298.8
Nov.	2,580.0	2,063.0	808.4	1,254.1	285.2	151.8	151.4	665.7	517.0	235.7	280.8
Dec.	2,422.0	1,978.0	766.6	1,211.2	275.7	138.6	148.8	648.1	444.0	187.3	257.0
1956: Jan.	2,267.0	1,869.0	713.3	1,156.1	265.2	123.0	145.6	622.3	398.0	156.5	241.9
Feb.	2,252.0	1,860.0	703.4	1,156.4	260.1	126.5	142.4	627.4	392.0	152.7	239.2
Percent change											
Jan.-Feb. 1956..	-0.7	-0.5	-1.4	(1)	-1.9	+2.8	-2.2	+0.8	-1.5	-2.4	-1.1
Feb., 1955-56...	+3.8	+4.5	+1.3	+6.5	-1.7	+3.9	-1.5	+13.1	+ .8	+3.6	- .8

Source: Department of Labor. ¹ Change of less than one-tenth of 1 percent.

Table 40.--Contract Construction: Indexes of Employment (Seasonally Adjusted), and Indexes of Weekly Man-Hours

(1947-49 = 100)												
Year	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
INDEXES OF EMPLOYMENT (seasonally adjusted) ¹												
1948.....	100.8	95.8	98.2	100.1	101.6	103.9	104.6	105.2	105.6	106.0	106.9	107.0
1949.....	105.7	103.2	102.0	101.2	101.0	101.3	102.6	103.5	104.5	104.2	104.1	101.8
1950.....	100.8	99.9	100.1	103.3	106.3	111.1	114.4	116.5	117.6	119.0	119.7	117.5
1951.....	120.1	119.9	122.2	123.3	123.4	124.3	125.2	125.6	125.1	126.2	123.9	124.6
1952.....	123.6	124.8	123.1	123.0	123.5	125.8	126.4	127.1	127.5	125.9	126.0	125.2
1953.....	125.7	126.8	124.9	124.1	124.1	123.4	124.0	123.3	124.3	125.1	124.6	124.8
1954.....	120.3	122.7	122.4	121.5	121.4	120.1	120.3	119.2	118.3	117.9	119.2	118.3
1955.....	118.1	116.4	118.0	118.9	120.6	119.4	121.0	119.7	120.5	119.3	118.4	118.1
1956.....	119.7	120.9										
INDEXES OF WEEKLY MAN-HOURS												
1948.....	89.6	81.3	86.7	95.0	102.2	111.9	115.1	117.3	116.2	113.3	106.6	105.4
1949.....	94.2	88.9	89.2	95.0	103.1	106.8	110.5	114.2	111.5	111.4	104.4	94.9
1950.....	84.6	79.5	83.7	95.8	106.1	116.7	122.1	129.5	126.1	128.9	123.9	112.7
1951.....	106.4	99.3	105.4	116.9	126.4	131.8	137.7	141.1	138.5	139.8	124.2	121.6
1952.....	111.1	112.3	108.3	117.5	125.4	136.8	138.9	143.2	144.0	139.9	128.2	123.9
1953.....	109.1	108.7	109.1	115.8	122.6	130.4	132.0	137.2	131.7	136.7	126.7	117.2
1954.....	95.5	102.8	106.4	112.1	118.2	124.6	127.5	129.8	123.8	123.5	118.2	108.9
1955.....	96.0	92.4	100.6	106.1	117.2	122.3	128.7	129.3	132.3	125.1	113.4	109.4
1956.....	98.3	98.8										

Source: Department of Labor. ¹ Indexes for months before January 1953 are based on seasonally adjusted employment data derived by the Federal Reserve Board.

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Table 41.--Contract Construction: Employment, by State

State	Number of employees (in thousands)										Percent change	
	1955					1956		1955	Annual average		Feb. 1955-56	Year 1954-55
	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Feb.	1954	1955		
Alabama	35.4	34.4	34.4	33.9	33.2	32.0	32.4	30.4	31.1	33.3	+ 7	+ 7
Arizona	17.9	19.8	20.3	19.9	19.1	18.2	17.8	18.0	18.1	19.0	- 1	+ 5
Arkansas	17.3	16.7	16.5	16.1	15.3	14.5	12.4	14.4	15.1	15.8	-14	+ 5
California	291.4	290.2	281.8	267.5	258.0	257.7	273.5	249.6	248.6	269.1	+10	+ 8
Colorado	30.4	30.4	29.7	28.8	28.0	26.9	25.3	24.6	25.7	28.8	+ 3	+12
Connecticut ¹	48.9	49.5	49.2	47.5	46.6	41.7	40.3	36.0	41.3	44.7	+12	+ 8
Delaware ²	--	--	--	--	--	--	--	--	--	--	--	--
District of Columbia ..	18.7	19.2	18.9	19.1	18.7	18.1	18.2	15.5	16.9	17.8	+17	+ 5
Florida	97.2	94.8	93.1	93.4	92.1	88.3	86.9	86.3	83.8	91.0	+ 1	+ 9
Georgia	54.7	52.5	52.0	51.1	49.5	49.3	50.5	46.9	47.1	50.9	+ 8	+ 8
Idaho	10.5	10.1	9.0	8.6	7.9	7.2	6.7	5.5	8.3	8.3	+22	0
Illinois	185.4	183.0	182.3	177.0	167.4	161.5	158.4	139.9	162.3	169.0	+13	+ 4
Indiana	77.0	77.0	76.6	72.1	64.8	62.6	60.6	51.6	57.6	66.7	+17	+16
Iowa	36.6	36.2	33.9	31.9	27.0	25.9	25.1	23.5	33.3	31.2	+ 7	- 6
Kansas ³	43.4	42.6	42.3	41.1	36.3	34.7	32.2	28.2	36.1	37.9	+14	+ 5
Kentucky ²	--	--	--	--	--	--	--	--	--	--	--	--
Louisiana	53.9	55.0	55.6	55.5	56.1	55.9	54.8	42.9	52.1	50.1	+28	- 4
Maine	15.5	14.8	14.7	13.2	10.8	9.6	9.0	10.0	14.0	13.1	-10	- 6
Maryland	69.2	69.8	71.1	70.5	67.7	64.0	63.5	52.6	57.3	64.8	+21	+13
Massachusetts	87.1	91.4	89.0	88.5	80.4	71.6	71.0	61.9	71.5	79.6	+15	+11
Michigan ³	121.9	126.5	125.3	120.9	111.9	105.3	104.2	100.1	117.6	114.1	+ 4	- 3
Minnesota ³	67.8	67.1	66.5	59.5	51.1	46.3	43.6	40.7	51.6	55.4	+ 7	+ 7
Mississippi	18.4	18.2	17.8	17.6	16.9	14.8	12.8	14.6	16.0	17.0	-12	+ 6
Missouri	84.8	81.9	78.6	75.3	68.9	63.9	61.6	63.5	66.4	75.0	- 3	+13
Montana ³	14.8	14.8	13.4	10.6	9.0	8.2	7.6	7.5	10.6	11.0	+ 1	+ 4
Nebraska	28.5	28.5	27.5	26.4	21.8	21.2	20.2	16.1	21.7	23.6	+25	+ 9
Nevada	10.6	10.3	9.6	9.1	8.4	7.9	7.4	8.7	8.8	9.4	-15	+ 7
New Hampshire	10.4	10.1	10.1	9.9	8.7	7.8	7.0	7.4	8.6	9.4	- 5	+ 9
New Jersey	106.7	107.7	110.1	107.2	100.7	89.6	90.4	77.5	95.1	97.8	+17	+ 3
New Mexico	16.0	15.8	15.0	15.0	14.3	13.5	13.6	13.2	13.9	14.9	+ 3	+ 7
New York	249.9	252.7	250.6	246.0	232.4	(2)	(2)	194.6	230.5	(2)	--	--
North Carolina	53.4	52.9	51.9	51.5	49.2	47.2	46.6	46.4	48.8	51.0	(4)	+ 5
North Dakota	11.1	10.7	9.5	8.1	5.9	5.1	5.0	4.6	10.4	7.9	+ 9	-24
Ohio ³	181.7	179.0	177.4	169.5	156.5	148.0	144.3	129.1	163.6	160.0	+12	- 2
Oklahoma	34.3	33.5	31.7	30.5	29.7	29.1	28.7	28.9	30.9	31.7	- 1	+ 3
Oregon	29.8	28.8	27.2	23.1	21.8	19.7	19.3	18.9	22.6	23.6	+ 2	+ 4
Pennsylvania	202.3	209.2	204.5	194.6	177.6	157.2	155.6	147.1	173.2	184.5	+ 6	+ 7
Rhode Island	18.3	19.0	17.7	17.0	16.2	14.3	14.8	14.6	15.4	16.9	+ 1	+10
South Carolina	32.2	30.9	29.2	29.0	27.3	26.1	26.7	26.4	36.5	29.4	+ 1	-19
South Dakota	9.9	9.1	9.2	7.4	5.8	4.9	4.7	6.1	9.7	8.2	-23	-15
Tennessee ³	49.8	48.9	47.7	45.9	43.5	41.5	40.4	46.7	53.1	47.5	-13	-11
Texas	168.7	162.1	158.9	155.9	155.1	154.3	154.0	148.4	147.0	158.8	+ 4	+ 8
Utah	17.0	17.0	16.2	16.2	15.9	13.2	11.1	9.6	11.6	14.9	+16	+28
Vermont	5.4	5.3	5.1	5.0	4.6	3.3	3.3	2.9	4.3	4.4	+14	+ 2
Virginia	66.0	65.6	65.6	64.5	61.7	60.2	61.1	53.7	56.0	61.8	+14	+10
Washington	53.4	52.3	49.2	44.2	42.6	39.3	38.4	40.6	48.5	47.0	- 5	- 3
West Virginia ³	21.7	22.2	21.3	20.3	19.2	17.7	18.5	14.0	18.8	18.6	+32	- 1
Wisconsin ³	68.2	68.9	68.1	64.4	59.6	56.5	55.3	46.0	51.1	59.1	+20	+16
Wyoming	7.3	7.3	6.9	5.7	4.9	4.2	3.8	4.0	6.2	5.8	- 5	- 6

Source: Department of Labor. ¹ Includes a small number of employees in mining. ² Not available. ³ Revised series; not strictly comparable with previously published data. ⁴ Change of less than one-half of 1 percent.

CONSTRUCTION REVIEW

Table 42.--Contract Construction: Employment in Selected Areas

Area	Number of employees (in thousands)										Percent change	
	1955					1956		1955	Annual average		Feb. 1955-56	Year 1954-55
	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Feb.	1954	1955		
Albany-Schenectady-Troy, N.Y.	7.0	6.9	6.9	6.7	6.3	(1)	(1)	4.9	7.3	(1)	--	--
Albuquerque, N. Mex.	6.1	6.2	5.8	6.0	5.6	5.1	5.1	4.6	4.7	5.5	+11	+17
Atlanta, Ga.	20.7	20.3	20.4	20.3	19.3	19.1	19.5	16.7	16.1	19.0	+17	+18
Baltimore, Md.	44.2	45.2	46.2	45.8	44.9	42.5	42.0	33.4	36.8	41.5	+26	+13
Baton Rouge, La. ²	5.7	5.7	5.7	5.8	6.0	6.2	6.0	4.6	5.6	5.4	+30	-4
Binghamton, N. Y.	3.1	3.1	3.0	2.9	2.3	(1)	(1)	2.4	2.7	(1)	--	--
Birmingham, Ala.	12.1	11.9	11.8	11.5	11.1	10.5	(1)	9.3	9.9	10.9	--	+10
Boise, Idaho	1.7	1.7	1.7	1.6	1.4	1.4	1.3	1.1	1.6	1.5	+18	-6
Boston, Mass.	50.9	53.5	51.5	50.4	46.8	42.1	41.8	33.4	39.3	45.4	+25	+16
Bridgeport, Conn. ³	6.3	6.1	5.9	5.7	5.5	4.9	4.6	4.6	5.3	5.6	0	+6
Buffalo, N. Y.	19.4	20.3	19.2	18.9	17.2	(1)	(1)	13.7	18.6	(1)	--	--
Casper, Wyo.	1.1	1.1	1.0	.9	.7	.7	.8	.9	1.3	1.0	-11	-23
Charleston, S. C.	2.8	2.8	3.0	3.1	2.9	2.6	2.7	2.7	3.3	2.8	0	-15
Charleston, W. Va. ²	4.1	4.2	4.2	3.8	3.5	3.4	3.4	2.1	5.7	3.7	+62	-35
Charlotte, N. C.	5.2	5.2	5.2	5.0	4.9	4.8	4.8	4.8	6.2	5.2	0	-16
Chattanooga, Tenn.	4.8	4.8	4.6	4.1	3.9	3.6	3.6	4.9	4.3	4.7	-27	+9
Chicago, Ill.	126.2	125.8	125.2	122.6	117.1	114.0	112.6	97.9	107.2	116.1	+15	+8
Denver, Colo.	19.8	19.8	19.3	18.7	18.1	16.9	16.2	16.1	16.5	18.6	+1	+13
Des Moines, Iowa	6.7	6.6	6.4	5.8	5.5	5.0	4.9	4.3	5.4	5.8	+14	+7
Detroit, Mich.	65.9	69.1	68.1	67.4	63.0	60.2	59.9	59.2	67.5	63.0	+1	-7
Duluth, Minn. ²	2.2	2.3	2.4	2.5	2.4	2.2	2.0	1.7	2.3	2.1	+18	-9
Evansville, Ind.	3.7	3.7	3.7	3.6	3.2	3.1	3.0	3.0	3.5	3.5	0	0
Fargo, N. D.	2.5	2.3	2.3	2.1	1.7	1.6	1.4	1.2	1.8	1.8	+17	0
Fort Wayne, Ind.	3.3	3.1	3.1	3.1	2.8	2.7	2.4	2.6	3.2	2.9	-8	-9
Great Falls, Mont. ²	2.0	2.0	1.9	1.4	1.1	1.1	1.1	1.1	1.5	1.5	0	0
Harrisburg, Pa.	7.9	8.2	8.0	8.2	7.4	6.5	6.1	6.0	7.0	7.6	+2	+9
Hartford, Conn. ³	9.8	9.7	9.7	9.6	9.2	8.4	8.0	7.8	9.3	9.1	+3	-2
Indianapolis, Ind.	11.1	11.2	11.0	10.5	9.9	9.6	9.5	8.0	9.3	9.8	+19	+5
Jackson, Miss.	5.0	5.2	4.9	4.7	4.6	3.8	3.5	4.3	(1)	4.7	-19	--
Jacksonville, Fla.	9.2	9.1	9.1	9.2	9.2	8.9	8.8	9.6	10.0	9.2	-8	-8
Kansas City, Mo.	18.9	19.1	18.9	18.3	16.4	(1)	(1)	18.4	19.6	18.7	--	-5
Knoxville, Tenn.	9.1	8.1	7.2	6.7	6.2	5.8	5.6	13.2	14.6	10.0	-58	-32
Lewiston, Maine	1.5	1.5	1.6	1.5	1.4	1.1	1.1	1.0	1.2	1.3	+10	+8
Little Rock-N. Little Rock, Ark. ..	6.6	6.6	6.4	6.1	5.5	5.6	4.7	5.0	4.8	5.9	-6	+23
Los Angeles, Calif.	133.4	133.4	124.6	115.3	112.4	122.7	128.5	120.4	117.6	124.2	+7	+6
Louisville, Ky.	16.2	15.2	14.6	13.7	13.0	(1)	(1)	12.6	14.7	13.9	--	-5
Manchester, N. H.	2.2	2.2	2.2	2.1	1.9	1.8	1.8	1.7	1.8	2.0	+6	+11
Memphis, Tenn.	12.5	12.8	12.7	12.4	12.1	11.5	10.7	9.4	10.0	11.3	+14	+13
Miami, Fla.	26.0	26.6	26.3	25.9	24.2	22.3	21.6	24.0	21.5	24.8	-10	+15
Milwaukee, Wis. ²	23.9	24.3	24.1	23.3	22.4	21.5	21.3	17.7	18.4	21.5	+20	+17
Minneapolis-St. Paul, Minn. ²	32.0	31.8	31.7	28.7	26.0	24.6	24.1	20.2	25.1	27.1	+19	+8
Mobile, Ala.	4.5	4.5	4.6	4.5	4.4	4.5	4.6	4.4	3.8	4.6	+5	+21
Nashville, Tenn.	8.1	8.1	8.0	7.6	7.2	7.1	7.2	6.0	7.0	7.2	+20	+3
New Bedford, Mass.	1.7	1.7	1.7	1.8	1.7	1.3	1.3	1.3	1.5	1.6	0	+7
New Britain, Conn. ³	1.3	1.3	1.3	1.3	1.2	1.1	1.1	1.1	1.2	1.2	0	0
New Haven, Conn. ³	6.7	6.5	6.4	6.2	5.8	5.6	5.6	5.4	5.9	6.1	+4	+3
New Orleans, La. ²	17.9	17.7	16.8	16.2	15.7	15.9	15.2	14.8	20.5	16.2	+3	-21
New York-Northeastern N. Jersey: [*]	230.0	232.1	229.0	226.3	220.5	199.6	199.1	184.1	206.4	215.8	+8	+5
Newark-Jersey City, N. J.	33.4	33.6	35.1	34.7	32.6	29.1	28.0	24.4	29.0	31.1	+15	+7
Patterson, N. J.	23.4	23.4	23.0	22.6	20.9	18.8	19.2	18.2	20.9	21.4	+5	+2
Perth Amboy, N. J.	7.3	7.1	7.1	6.9	7.1	6.0	6.2	4.8	6.3	6.3	+29	0
Nassau-Suffolk Counties, N.Y.	30.2	30.0	28.6	27.1	26.4	(1)	(1)	23.2	28.2	(1)	--	--
New York, N. Y.	111.5	114.0	111.2	110.5	111.7	(1)	(1)	95.7	104.3	(1)	--	--
Westchester County, N. Y.	16.4	16.5	16.9	16.8	15.3	(1)	(1)	12.4	15.0	(1)	--	--
Norfolk-Portsmouth, Va. ²	11.5	11.5	11.2	11.0	10.3	10.0	10.1	10.8	11.3	11.0	-6	-3
Oklahoma City, Okla.	11.2	10.7	10.4	10.2	9.8	9.8	9.6	9.2	9.2	10.3	+4	+12
Omaha, Nebr.	8.1	8.0	7.9	7.9	7.1	7.0	6.6	5.9	8.7	7.2	+12	-17
Phoenix, Ariz.	9.2	10.4	10.9	10.6	10.5	10.1	9.8	10.0	9.2	10.2	-2	+11
Pittsburgh, Pa.	45.9	48.1	47.1	45.2	41.7	39.2	39.5	33.5	35.2	42.1	+18	+20
Portland, Maine	4.0	3.8	3.9	3.8	3.3	2.8	2.6	3.0	3.5	3.6	-13	+3
Portland, Oreg.	16.0	15.9	15.2	13.4	13.0	11.8	11.2	11.3	12.6	13.5	-1	+7
Providence, R. I.	16.2	16.8	15.7	15.1	14.4	12.7	13.1	13.0	13.7	15.0	+1	+9
Racine, Wis. ²	2.3	2.2	2.3	2.3	2.0	1.9	1.9	1.7	1.9	2.0	+12	+5
Reno, Nev.	2.5	2.4	2.3	2.2	2.2	1.9	1.8	1.9	2.1	2.2	-5	+5
Richmond, Va.	10.5	10.5	10.7	10.4	10.1	9.8	10.3	8.9	9.6	9.9	+16	+3
Rochester, N. Y.	10.9	10.5	10.2	9.8	9.0	(1)	(1)	7.9	9.1	(1)	--	--

See footnotes at end of table.

Table 42.—Contract Construction: Employment in Selected Areas—Continued

Area	Number of employees (in thousands)										Percent change	
	1955					1956					Feb. 1955-56	Year 1954-55
	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Feb.	1954	1955		
St. Louis, Mo.	39.5	39.1	38.1	36.3	33.8	32.1	30.5	34.2	40.8	37.0	-11	-9
Salt Lake City, Utah	10.5	10.7	10.5	8.9	8.6	8.0	7.4	6.4	6.9	8.7	+16	+26
San Diego, Calif.	13.1	12.9	12.6	12.3	12.2	12.5	12.6	12.4	12.0	12.6	+2	+5
San Francisco-Oakland, Calif.	64.6	64.4	65.1	63.7	60.1	54.2	58.4	53.4	55.7	59.8	+9	+7
San Jose, Calif.	10.9	11.0	10.7	10.5	9.7	9.0	9.7	9.0	9.0	10.1	+8	+12
Savannah, Ga.	3.2	2.8	2.7	2.6	2.5	2.5	2.8	3.2	3.0	3.1	-12	+3
Seattle, Wash.	15.9	15.9	15.5	14.3	13.5	12.6	12.7	12.4	12.5	14.4	+2	+15
South Bend, Ind.*	4.4	4.4	4.4	3.6	3.0	2.8	2.8	2.8	3.1	3.6	0	+16
Spokane, Wash.	5.7	5.7	5.2	4.3	3.5	2.9	2.7	3.2	4.3	4.5	-16	+5
Springfield-Holyoke, Mass.	6.3	6.5	6.3	6.5	5.7	5.0	4.9	4.1	4.9	5.4	+20	+10
Stamford, Conn. ³	4.1	4.0	4.0	3.9	3.8	3.5	3.4	3.4	3.3	3.8	0	+15
Syracuse, N. Y.	7.2	7.3	6.7	6.9	6.3	(1)	(1)	4.8	6.8	(1)	--	--
Tacoma, Wash.	4.6	4.8	4.6	4.4	4.3	4.0	4.0	3.2	3.6	4.0	+25	+11
Tampa-St. Petersburg, Fla.	13.4	13.3	13.5	13.6	13.9	14.1	13.6	12.8	12.8	13.2	+6	+3
Topeka, Kans.	4.0	3.8	4.0	3.7	3.3	3.0	2.9	2.4	2.6	3.3	+21	+27
Tucson, Ariz.	4.2	4.3	4.4	4.5	4.6	4.6	4.7	3.6	3.8	4.2	+31	+11
Tulsa, Okla.	8.8	8.7	8.3	8.1	8.2	7.8	7.8	7.8	7.8	8.5	0	+9
Utica-Rome, N. Y.	2.2	2.4	2.4	2.4	2.1	(1)	(1)	1.6	3.0	(1)	--	--
Washington, D. C.	46.4	47.3	47.3	47.3	45.7	43.0	43.2	36.9	37.6	43.6	+17	+16
Waterbury, Conn. ³	2.3	3.0	2.4	2.3	2.1	1.9	1.8	1.8	1.9	2.2	0	+16
Wheeling-Steubenville, W. Va.	5.0	4.7	4.4	4.4	4.5	4.1	4.4	3.3	3.6	4.1	+33	+14
Wichita, Kans.	8.7	8.6	8.2	7.9	7.0	6.5	6.1	7.2	7.1	7.9	-15	+11
Worcester, Mass.	3.1	3.4	3.4	3.4	3.2	2.8	2.8	2.7	3.1	3.1	+4	-9

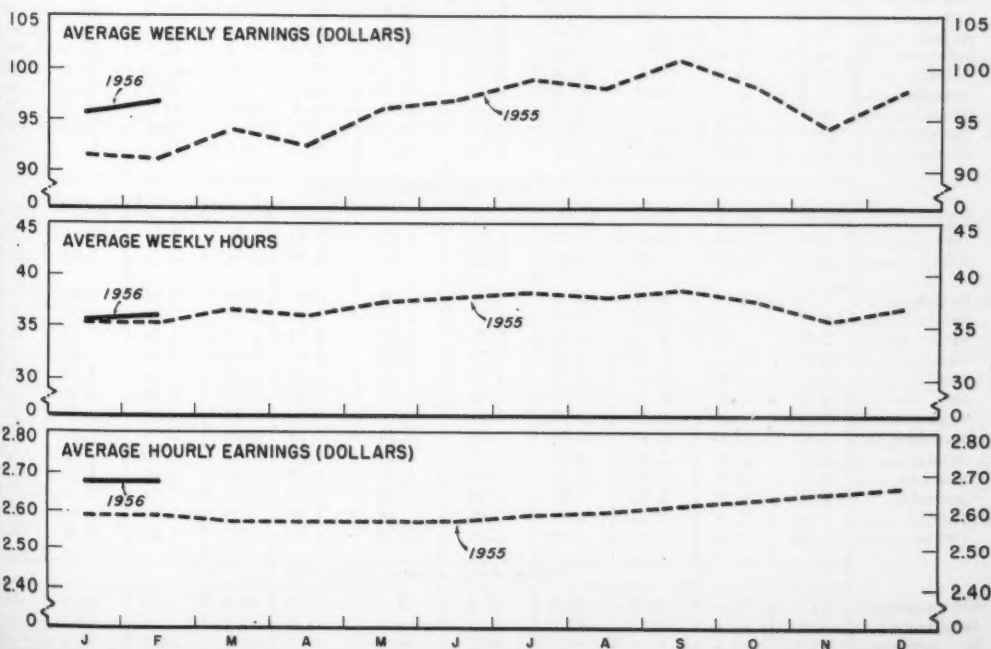
Source: Department of Labor.
become available. ²Not available.
number of employees in mining.

* Shown for the first time in this issue. This table is expanded to include additional areas as data
² Revised series; not strictly comparable with previously published data.

³ Includes a small

Chart 15.

Hours and Earnings of Workers In Contract Construction



SOURCE: DEPARTMENT OF LABOR

CONSTRUCTION REVIEW C.D. 56-10-0

CONSTRUCTION REVIEW

Table 43.--Contract Construction: Hours and Gross Earnings of Construction Workers

Period	All construction	Building construction							Nonbuilding construction		
		All building contractors	General contractors	Special trades contractors					All non-building	Highway and street	Other non-building
				All special trades	Plumbing and heating	Painting and decorating	Electrical work	Other trades			
AVERAGE WEEKLY EARNINGS											
Year: 1953.....	\$91.61	\$91.76	\$87.75	\$94.79	\$98.30	\$87.10	\$111.61	\$91.04	\$90.27	\$85.28	\$93.85
1954.....	93.98	94.12	89.41	98.01	102.71	90.39	112.71	93.19	92.86	86.88	97.36
1955.....	95.94	96.39	90.22	100.46	106.68	94.38	116.52	96.21	94.87	91.05	98.11
1955: February.....	91.43	91.96	85.59	95.55	103.40	90.05	111.25	89.24	88.31	78.79	94.11
March.....	94.06	94.42	89.14	97.92	103.40	92.38	113.10	93.37	91.48	83.21	97.22
April.....	92.52	93.10	87.40	97.10	103.22	90.25	112.81	92.92	89.39	81.92	95.37
May.....	96.12	96.52	90.27	100.74	105.26	94.87	114.17	97.55	94.07	90.03	97.86
June.....	96.89	96.89	90.14	101.65	105.64	95.39	115.35	98.36	96.41	93.93	98.55
July.....	98.94	98.95	92.00	103.60	108.39	97.02	118.31	100.64	99.36	97.22	101.18
August.....	98.02	97.99	92.23	102.03	107.34	96.72	118.60	97.73	99.01	96.75	101.15
September.....	100.87	100.61	93.61	104.90	109.80	99.25	120.90	101.28	102.29	102.13	102.75
October.....	98.36	98.01	91.55	102.48	108.96	97.30	121.30	97.54	99.36	96.90	101.40
November.....	94.08	94.04	88.24	98.28	105.28	91.58	117.43	92.89	92.64	89.21	95.76
December.....	97.62	98.55	92.11	102.65	109.42	96.26	122.00	97.23	95.20	87.47	101.12
1956: January.....	95.68	96.17	88.75	100.82	109.16	94.24	120.26	94.58	93.17	85.19	98.49
February.....	96.75	97.54	89.95	102.24	107.73	95.76	121.57	97.65	93.17	85.53	98.05
AVERAGE WEEKLY HOURS											
Year: 1953.....	37.7	37.0	37.5	36.6	38.1	34.7	39.3	35.7	40.3	41.2	39.6
1954.....	37.0	36.2	36.2	36.3	37.9	34.5	38.6	35.3	40.2	40.6	39.9
1955.....	36.9	36.1	35.8	36.4	38.1	34.7	39.1	35.5	40.2	41.2	39.4
1955: February.....	35.3	34.7	34.1	35.0	37.6	33.6	38.1	33.3	37.9	37.7	38.1
March.....	36.6	35.9	35.8	36.0	37.6	34.6	38.6	35.1	39.6	40.2	39.2
April.....	36.0	35.4	35.1	35.7	37.4	33.8	38.5	34.8	38.2	38.1	38.3
May.....	37.4	36.7	36.4	36.9	38.0	35.4	38.7	36.4	40.2	41.3	39.3
June.....	37.7	36.7	36.2	37.1	38.0	35.2	39.1	36.7	41.2	42.5	39.9
July.....	38.2	37.2	36.8	37.4	38.3	35.8	39.7	37.0	42.1	43.4	40.8
August.....	37.7	36.7	36.6	36.7	38.2	35.3	39.8	35.8	41.6	43.0	40.3
September.....	38.5	37.4	37.0	37.6	38.8	35.7	39.9	37.1	42.8	44.6	41.1
October.....	37.4	36.3	35.9	36.6	38.5	35.0	39.9	35.6	41.4	42.5	40.4
November.....	35.5	34.7	34.2	35.1	37.2	33.3	38.5	33.9	38.6	39.3	38.0
December.....	36.7	36.1	35.7	36.4	38.8	34.5	40.0	35.1	39.5	39.4	39.5
1956: January.....	35.7	35.1	34.4	35.5	38.3	33.9	39.3	33.9	38.5	38.9	38.3
February.....	36.1	35.6	35.0	36.0	37.8	34.2	39.6	35.0	38.5	38.7	38.3
AVERAGE HOURLY EARNINGS											
Year: 1953.....	\$2.43	\$2.48	\$2.34	\$2.59	\$2.58	\$2.51	\$2.84	\$2.55	\$2.24	\$2.07	\$2.37
1954.....	2.54	2.60	2.47	2.70	2.71	2.62	2.92	2.64	2.31	2.14	2.44
1955.....	2.60	2.67	2.52	2.76	2.80	2.72	2.98	2.71	2.36	2.21	2.49
1955: February.....	2.59	2.65	2.51	2.73	2.75	2.68	2.92	2.68	2.33	2.09	2.47
March.....	2.57	2.63	2.49	2.72	2.75	2.67	2.93	2.66	2.31	2.07	2.48
April.....	2.57	2.63	2.49	2.72	2.76	2.67	2.93	2.67	2.34	2.15	2.49
May.....	2.57	2.63	2.48	2.73	2.77	2.68	2.95	2.68	2.34	2.18	2.49
June.....	2.57	2.64	2.49	2.74	2.78	2.71	2.95	2.68	2.34	2.21	2.47
July.....	2.59	2.66	2.50	2.77	2.83	2.71	2.98	2.72	2.36	2.24	2.48
August.....	2.60	2.67	2.52	2.78	2.81	2.74	2.98	2.73	2.38	2.25	2.51
September.....	2.62	2.69	2.53	2.79	2.83	2.78	3.03	2.73	2.39	2.29	2.50
October.....	2.63	2.70	2.55	2.80	2.83	2.78	3.04	2.74	2.40	2.28	2.51
November.....	2.65	2.71	2.58	2.80	2.83	2.75	3.05	2.74	2.40	2.27	2.52
December.....	2.66	2.73	2.58	2.82	2.82	2.79	3.05	2.77	2.41	2.22	2.56
1956: January.....	2.68	2.74	2.58	2.84	2.85	2.78	3.06	2.79	2.42	2.19	2.57
February.....	2.68	2.74	2.57	2.84	2.85	2.80	3.07	2.79	2.42	2.21	2.56
Percent change, February 1955 to 1956											
Avg. wky. earnings ..	+5.8	+6.1	+5.1	+7.0	+4.2	+6.3	+9.3	+9.4	+5.5	+8.6	+4.2
Avg. wky. hours.....	+2.3	+2.6	+2.6	+2.9	+ .5	+1.8	+3.9	+5.1	+1.6	+2.7	+ .5
Avg. hrly. earnings....	+3.5	+3.4	+2.4	+4.0	+3.6	+4.5	+5.1	+4.1	+3.9	+5.7	+3.6

Source: Department of Labor.

Table 44.--Labor Required for New Construction, by Ownership and Type of Construction ¹

Type of construction	Average number of workers required per month (In thousands)								Percent change	
	1955				1956	1953	1954	1955	1st quar. 1956 from--	
	1st. quar.	2d quar.	3d quar.	4th quar.	1st quar.				4th quar. 1955	1st quar. 1955
TOTAL NEW CONSTRUCTION	2,860	3,585	3,970	3,475	2,760	2,980	3,175	3,475	-21	- 3
Off-site	355	445	490	410	345	365	390	425	-16	- 3
On-site	2,505	3,140	3,480	3,065	2,415	2,615	2,785	3,050	-21	- 4
PRIVATE CONSTRUCTION	1,940	2,345	2,545	2,330	1,870	1,900	2,030	2,290	-20	- 4
Building (nonfarm)	1,515	1,822	1,977	1,852	1,479	1,346	1,515	1,790	-20	- 2
Residential	1,032	1,300	1,380	1,249	934	922	1,050	1,240	-25	- 9
Nonresidential.....	483	522	597	603	545	424	465	550	-10	+13
Industrial	137	135	145	158	158	140	125	143	0	+15
Commercial	196	230	280	276	237	151	185	244	-14	+21
Educational and hospital ..	56	55	58	57	51	54	60	57	-11	- 9
Other nonresidential bldg...	94	102	114	112	99	79	95	106	-12	+ 5
Farm	112	145	162	107	97	167	150	132	- 9	-13
Public utility.....	300	363	393	361	287	377	355	355	-20	- 4
Railroads	24	32	35	33	29	43	33	31	-12	+21
Telephone and telegraph	50	56	62	55	53	53	54	56	- 4	+ 6
Other public utility	226	275	296	273	205	281	268	268	-25	- 9
All other private	13	15	13	10	7	10	10	13	-30	-46
PUBLIC CONSTRUCTION.....	565	795	935	735	545	715	755	760	-26	- 4
Building	279	308	309	265	241	321	326	290	- 9	-14
Residential.....	18	18	17	17	15	39	23	17	-12	-17
Nonresidential	261	290	292	248	226	282	303	273	- 9	-13
Industrial	48	42	30	22	19	92	79	35	-14	-60
Educational	150	168	174	156	149	125	149	162	- 4	- 1
Hospital	20	23	25	19	17	25	26	22	-11	-15
Other nonresidential bldg..	43	57	63	51	41	40	49	54	-20	- 5
Military facilities	53	71	82	76	53	78	58	71	-30	0
Highway	130	282	393	267	136	194	246	268	-49	+ 5
Sewer and water.....	59	73	78	67	62	59	65	70	- 7	+ 5
Miscellaneous public-service enterprises	12	20	31	24	24	16	17	22	0	+100
Conservation and development ..	23	29	29	25	20	39	32	27	-20	-13
All other public	9	12	13	11	9	8	11	12	-18	0

Source: Department of Labor.

¹ Estimated number of full-time workers required to put in place the current volume of construction.

Construction Legislation

Additional Authorization of the Aircraft Control and Warning System. (Public Law 440, approved March 29, 1956.)

This law amends Public Law 161, 84th Congress, to provide \$72 million additional authorization for the continued construction of the aircraft control and distant early warning system (DEW line). The DEW line is a chain of radar stations located in an East-West line across the most northerly practicable parts of the North American continent. It is designed to detect enemy aircraft and to flash a warning to the Air Defense Command centers in Canada and the United States.

Authorization to Construct the Mississippi River-Gulf Outlet. (Public Law 455, approved March 29, 1956.)

This law modifies the existing Mississippi River outlet project from Baton Rouge to the Gulf of Mexico, to provide for construction of a tidewater seaway extending from the vicinity of Michoud, Louisiana, to the Gulf of Mexico, at an estimated cost of \$88 million for construction and \$1 million annually for maintenance.

The modification is substantially in accordance with the recommendations of the Chief of Engineers contained in House Document No. 245, 82d Congress, which would provide for a 70-mile, 36-foot-deep channel, a turning basin, and a highway bridge with approaches over the channel, thus opening some 12 miles of water frontage for industrial development.

Federal participation is subject to the provisions that, before construction begins, local interests furnish free of cost to the United States all lands, easements, rights-of-way, and spoil-disposal areas; accept ownership of the highway bridge and approaches upon completion of construction, with maintenance, operation, and future replacement or alteration as may be required; provide and maintain any other bridges required over the waterway, and accomplish all necessary utility and other highway relocations and alterations and their maintenance; protect the United States against damage claims; and construct, maintain, and operate terminal facilities commensurate with requirements of the expanded port at New Orleans. The estimated cost to the Port of New Orleans for expansion of the terminal facilities alone is \$66 million.

Treasury-Post Office Appropriation Act, 1957. (Public Law 467, approved April 2, 1956.)

The following major construction items appear in this law:

Treasury Department--\$7,400,000 for acquisition, construction, rebuilding, or improvement of U. S. Coast Guard operating facilities.

Post Office Department--Not exceeding \$22,000,000 for the repair, alteration, and improvement of the mail equipment shops at Washington, D. C., and for payment to the General Services Administration for repair, alteration, preservation, renovation, improvement, and equipment of federally owned property, of which not more than \$20,000,000 shall be available for improving the lighting, color, and ventilation in workroom areas.

Authorization of the Colorado River Storage Project and Participating Projects. (Public Law 485, approved April 11, 1956.)

This law authorizes an appropriation of \$760,000,000 for construction, operation, and maintenance, by the Secretary of the Interior, of four major multipurpose water storage units (including dams, reservoirs, powerplants, transmission facilities and appurtenant works), and 11 participating reclamation projects to deliver water for use in the States of Colorado, New Mexico, Utah, and Wyoming. The four storage units authorized, one of them conditionally, are: Glen Canyon Dam, on the Colorado River in northern Arizona; Flaming Gorge Dam, in northeastern Utah on the Green River; Navajo Dam, on the San Juan River in northwestern New Mexico; and Curecanti Dam, on the Gunnison River in Colorado. The Curecanti unit is authorized for construction subject to a finding of feasibility by the Secretary of Interior, after further engineering and economic studies have been made.

P. L. 485 also instructs the Secretary of Interior to give priority to completion of planning reports for an additional 25 participating irrigation projects.

Public recreation facilities and facilities to mitigate losses and propagate fish and wildlife are also authorized by the legislation.

In addition, a separate fund in the United States Treasury, known as the Upper Colorado River Basin Fund, is authorized for construction, operation, and maintenance of the storage units and reclamation projects. Funds appropriated by the Congress will be credited to the Basin Fund as advances from the Treasury. Project revenues also will be credited to the Fund. Revenues exceeding operating costs will be paid annually to the Treasury to return construction costs within 50 years after completion (1) for the power and municipal water supply (with interest) and (2) for the storage units allocated to irrigation (without interest).

Construction Regulations

FHA Equity Requirements and Mortgage Loan Ratios Revised for Sec. 213 Cooperative (Sales Type) Housing Insurance. (Federal Register, Vol. 21, No. 71, April 12, 1956, p. 2377.)

On April 12, 1956, the Federal Housing Administration amended its regulations on sales type properties insured under Sec. 213 of the National Housing Act--Cooperative Housing Insurance, by (1) removing the 2 percent additional limitation imposed August 15, 1955, on the maximum amount of the mortgage that FHA will insure, and (2) requiring that, prior to insurance of the blanket mortgage, each individual cooperator or subscriber pay down 5 percent of the estimated cost of the individual property which he is to acquire.

The amended directive provides that the maximum amount that can be mortgaged is 90 percent (formerly 88 percent) of the estimated replacement cost of the property when the proposed physical improvements are completed. This ratio is 95 percent (formerly 93 percent), if at least 65 percent of the membership of the corporation are veterans.

Prior to the April 12 ruling, the mortgagor corporation in all sales type projects was required to pay at least 7 percent of the estimated cost prior to insurance, but there was no specific downpayment required from the individual cooperators or subscribers. For example, one individual might pay 3 percent while another might pay 11 percent.

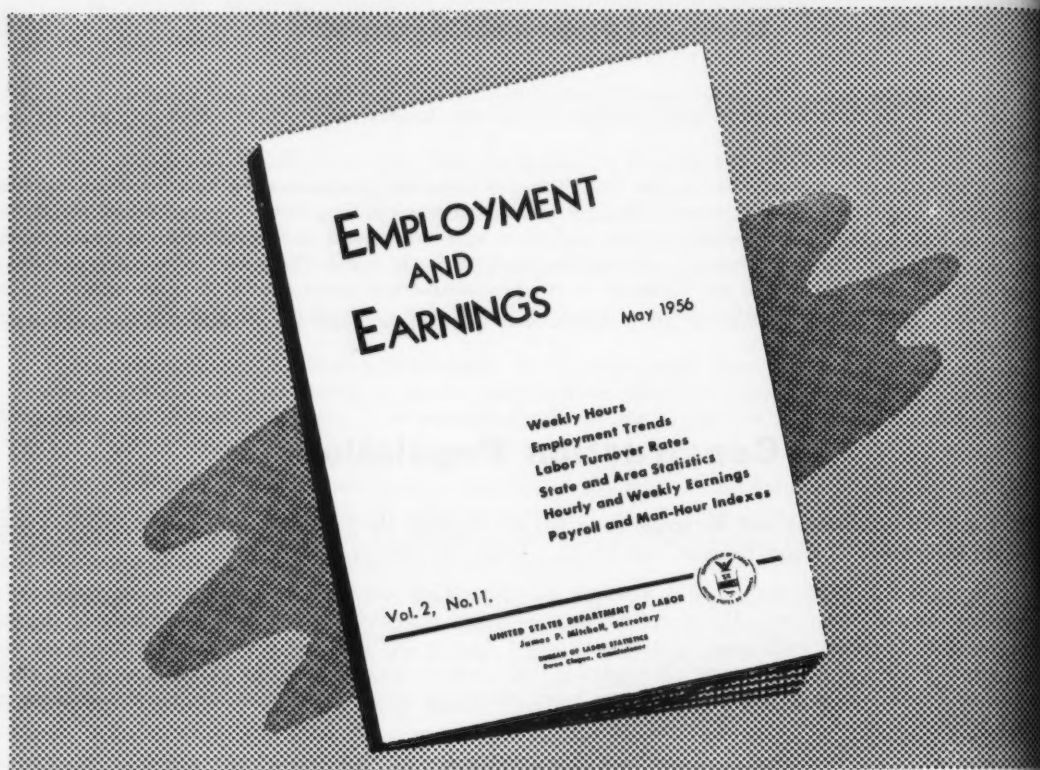
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